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Laura Gandinelli, BA

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Abstract in German

Das Aufkommen des World Wide Webs veränderte die Art und Weise wie Menschen ihre alltäglichen Tätigkeiten verrichteten erheblich, insbesondere beim Lesen, Notieren, Ausfüllen von Formularen, Buchung von Reisen, Lesen von Plänen, Einkauf und Organisieren von Besprechungen. Einer der Bereiche, der am meisten von der Evolution des Internets beeinflusst wurde ist der Tourismus, der den Hauptgegenstand dieser Arbeit bildet. Der Zuwachs an Inhalten im Internet hat auch einen großen Einfluss auf die Welt der Linguistik, in der jetzt computerbasierte Texte linguistisch analysiert werden können. Das Ziel dieser Arbeit ist demzufolge, computerbasierte Texte aus dem Bereich des Tourismus zu analysieren, beziehungsweise eine Genre Analysis unter Verwendung des ESP vorzunehmen. Der Datensatz der vorliegenden Untersuchung besteht aus 100 Listings aus vier Städten der Vereinigten Staaten (Portland, Albuquerque, Philadelphia und Atlanta), die durch *Airbnb* Plattformen gesammelt wurden. Das Ziel dieser Arbeit ist die Untersuchung lexikalischer und grammatikalischer Eigenschaften, die charakteristisch für dieses Online Genre sind. Diese werden unter zu Hilfenahme von AntConc Software, die Keywords, Concordances und Clusters analysiert, untersucht. In weiterer Folge soll die Struktur des zu untersuchenden Genres behandelt werden und geprüft werden, ob die Listings von *Airbnb* durch spezifische Moves und Steps charakterisiert werden können. Zusätzlich bietet diese Arbeit eine Beschreibung des zu untersuchenden Genres in Bezug auf den kommunikativen Zweck, die Kommunikationsgemeinschaften und Online-Genre Merkmale. Aus der Analyse ergibt sich, dass Listings auf *Airbnb* Ähnlichkeiten mit Werbegattungen aufweisen und auch Personalpronomen (*you, we, your, our*) eingesetzt werden, die die LeserInnen in den Mittelpunkt stellen und die Bereitschaft der AutorInnen, potentiellen KundInnen zu helfen, verdeutlichen sollen. Eine andere Ähnlichkeit mit Werbegattungen ergibt sich durch die Verwendung von Modalverben wie *will* und *can*, mit dem Zweck ein Versprechen anzubieten und alle Angebote und Möglichkeiten zu präsentieren. Die Move Analysis der *Airbnb* Listings werden durch eine feste Move Abfolge gekennzeichnet, die der Move-Struktur von Bhatias Werbeanalyse (2004) ähnelt. Zuletzt fasst die Beschreibung des zu untersuchenden Genres zwei Kommunikationszwecke, die diese Listings zum Ziel haben, zusammen: einerseits, zukünftige KundInnen zu überzeugen und andererseits, ihnen detaillierte Informationen über das Mietobjekt zu vermitteln. Bezüglich der Kommunikationsgemeinschaft, schließt dies GastgeberInnen und

GästInnen ein, wobei zwischen AnfängerInnen und ExpertInnen zu unterscheiden ist. Weiters wurde festgestellt, dass Listings auf *Airbnb* auch andere Charakteristika, die für Online-Genres typisch sind, aufweisen. Die Ergebnisse der vorliegenden Arbeit haben wichtige Forschungsbeiträge im Bereich der „Computer Mediated Communication“ (CMC) ermöglicht. Trotzdem muss weitere Forschung unternommen werden um die vorliegenden Ergebnisse zu bestätigen und erweitern zu können.

Abstract in English

The advent of the World Wide Web has significantly changed the way people conduct everyday activities, such as meetings, reading, note-taking, form filling, booking trips, map reading and shopping. One of the areas most influenced by the evolution of the Internet is the tourism section which this thesis is anchored to. This growth has also had a great influence on the linguistic world where computer-based texts have started to be analysed linguistically. The focus of this project is therefore to analyse computer-based texts from the tourism area, conducting a genre analysis following the ESP approach. The data set of the present study is composed of 100 listings from four cities in the US (Portland, Albuquerque, Philadelphia, and Atlanta) collected from the platform *Airbnb*. The purpose of this thesis is to investigate lexical and grammatical features characteristic of this online genre with the help of AntConc Software which analyses keywords, concordances and clusters. Next, the structure of the genre under investigation is studied, investigating if listings on *Airbnb* are characterised by specific moves and steps. In addition, this thesis provides a description of the genre under consideration in terms of communicative purpose(s), discourse community, and online genres' features. The analysis has revealed that listings on *Airbnb* demonstrate a number of similarities with promotional genres, such as the use of personal pronouns (*you, we, your, our*) employed to put the reader at the centre of attention and show the writer's availability to help potential customers. Modal verbs (*will, can*) also appear among these similarities with the function to make promise and show all the possibilities offered. As for the move analysis, listings on *Airbnb* are characterised by a fixed move sequence which resembles the move structure of advertising by Bhatia (2004). Lastly, the description of the genre under investigation summarises the two communicative purposes that listings intend to fulfil: to persuade future customers and inform them providing detailed information about the rented accommodation. Regarding the discourse community, this includes hosts and guests, among whom it is possible to identify experts and novices. As for further features, it has been observed that listings on *Airbnb* feature some characteristics typical of online genres. On the basis of these results, the present project has given its contribution to the growth of computer mediated communication (CMC) area. Nevertheless, further research needs to be conducted in order to confirm or enlarge the present findings.

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1 Introduction

The development of the World Wide Web has significantly changed the way people conduct everyday activities, such as meetings, reading, note-taking, form filling, booking trips, map reading and shopping. This growth has also had a great influence on the linguistic research world where computer-based texts have started to be analysed linguistically. In particular, due to the increase of technological innovations and the vast spread of communication via the Internet, the term computer mediated communication (CMC) (Herring 1996) has been coined to indicate the communication that takes place between individuals via computerised devices. Specifically, the present project is anchored to the area of CMC trying to give its contribution to the analysis of the technological world.

One of the areas most influenced by the advent of the Internet is the tourism section, and consequently tourism-related genres. In the last decade, a number of studies have explored tourism genres under the *English for Specific Purposes* approach (ESP), analysing the move structure in tourism brochures (Luo & Huang 2015; Ngoi 2016), in tourist attraction leaflets (Mongkhonijuck 2008), and in brief tourist information texts on websites of tourism destination (Huang 2015). A few studies also investigated rhetorical features typical of tourism genres focusing on persuasive language (Huang 2015; Kang & Yu 2011; Ngoi 2016; Francesconi 2011; Ip 2008). In the same vein, the present thesis investigates an online tourism genre, listings on *Airbnb*, following the ESP approach of genre analysis.

The overall aim of the project is to conduct a genre analysis of a relatively new online genre which has not received a significant amount of attention so far. One hundred listings from the platform *Airbnb* are analysed in order to answer three research questions. The first purpose of this study is to analyse the lexical and grammatical features of the genre under investigation with the help of the AntConc Software. Specifically, a corpus analysis is conducted in order to identify keywords, concordances and clusters. As for the second aim, a hand-tagged move analysis is carried out to discover if listings on *Airbnb* are characterised by specific moves (and steps). The last research question deals with the description of the genre under consideration summarising its communicative purposes and discourse community, and outlining its characteristics as online genre.

This thesis is divided into six sections. The theoretical background information of the present study is given in sections 2, 3, and 4. Specifically, section 2 is a review of the

concept of genre within the three most commonly used approaches in relation to genre analysis, and particular attention will be paid to the ESP approach since it represents the basis for the aim of the present thesis. This section will be followed by an examination of the characteristics of the World Wide Web in relation to the concept of genre. Section 4 offers a description of tourism-related genres, focusing on features of promotional genres, such as specific language choices and moves. The remainder of this paper is divided into three parts. Section 5 outlines the research design including data collection procedures, methods and research questions. Section 6 presents an analysis of the results of the lexical and grammatical features, of move structure and online genre features of listings on *Airbnb*. The final section will conclude this project briefly summarising the results and exploring the implication for further research.

2 Genre Analysis

Over the years the notion of *genre* has received a significant amount of attention in several fields. The term *genre* means *kind* or *form* and can be dated back to the Greek age when philosophers used this expression to refer to different types of literature based on form and topic, such as poetry, drama and the epic. Nowadays, the variety of literature has expanded significantly, but the concept of genre as a particular kind of literature is still valid, developing and expanding to more popular cultural forms, for instance soap opera, film noir, western, thriller (Flowerdew 2013: 138).

In the field of linguistics, in particular Applied Linguistics, the concept of genre is used rather differently, referring more to “different communicative events which are associated with particular settings and which have recognised structures and communicative events” (Flowerdew 2013: 138). Although the concept of genre has been studied and investigated in a number of areas, from folklore studies and linguistic anthropology to rhetoric and literary theory (Paltridge 1997: 5), Kwaśnik and Crowston (2005: 77) observe that

[o]ne of the challenges of studying genre in general is that there never has been, nor is there presently, a consensus on what a genre is, what qualifies for genre status, how genres ‘work’, how we work with genres, how genres work with each other, or how best to identify, construe, or study genre. Genres are a way people refer to communicative acts that is understood by them, more or less, but which is often difficult to describe in its particulars.

For this reason, a single and static definition of genre cannot exist, but various and several interpretations of genre have developed throughout time, relying on the tradition and approach a researcher is working on (Kwaśnik and Crowston (2005: 77). As a matter of fact, genre studies have led to the development of various definitions of the concept of genre. Most researchers have studied and investigated the notion of genre, mostly focusing on the role that *form* and *function* play in defining a document as a ‘specific’ genre (Asheghi, Sharoff & Markert 2016: 605). An example is the definition provided by Campbell and Jamieson (1978: 20) who describe genre as

a group of acts unified by a constellation of forms that recurs in each of its members. These forms, in isolation, appear in other discourses. What is distinctive about the acts in genre is a recurrence of the forms together in constellation.

In the above definition, the emphasis is more on the *form*, while other authors such as Miller suggest that in order to define a genre, one must not only focus on the form, but

she/he should also include “the action it is used to accomplish” (1984: 159). Consequently, this means that texts identified as belonging to a genre have “the same purpose or *function* as well as similar patterns of *form*” [my emphasis] (Asheghi, Sharoff & Markert 2016: 605). In the same vein, Biber also highlights the importance of purpose when describing genre: “I use the term genre to refer to the text categorizations made on the basis of external criteria relating to author/speaker purpose” (Biber 1991: 68). Purpose, specifically communicative purpose, is also considered the fundamental feature that characterises genre according to Swales (1990) and Bhatia (1993) who define genre as a set of communicative purposes which it serves. This set of purposes establishes specific features of the genre in terms of schematic structure, style and content. A further author who argues that the *form* is not enough to assign a specific text to a genre is Paltridge (1995) stating that “linguistic features are not features by which a genre might be defined, but elements which can be seen as characteristic of a particular genre” (Paltridge 1995, referred to in Luzón 2002: 42). Another definition is provided by Berkenkotter and Huckin who see genres as “dynamic rhetorical forms that are developed from actor’s responses to recurrent situations” (1995: 4). They emphasise the fact that in order to characterise a genre it is important to take into consideration the recurrent *social situation* in which the genre is embedded and the *discourse community* the genre belongs to. Moreover, drawing on Paltridge (1995), they point out that since genre are dynamic communicative events which “change over time in response to their users’ sociocognitive needs” (Berkenkotter & Huckin 1995: 4), the linguistics and structural characteristics shared by samples of the genre should not be considered as necessary, but as typical elements of the genre under investigation. Yates and Orlikowski also see genres as typified social actions defining them as “typified communicative actions characterised by similar substance and form and taken in response to recurrent situations” (1992: 299). In a later work, they provide a more complete definition of genre stressing the fact that genre must be socially recognised, describing genre as “a distinctive type of communicative action, characterized by a socially recognized communicative purpose and common aspects of form” (Orlikowski & Yates 1994: 543).

Reported above are only some of the definitions of genre provided by a large number of authors who have been studying the concept of genre for a long time. This also shows that genre was born as a literary notion and then it developed into a more popular concept for analysing the form and function of non-literary discourses, as well as a means for improving educational practices (Hyon 1996: 693). As a matter of fact, the notion of

genre has attracted attention and consequently has been studied from different fields, so that “the word *genre* is on everyone’s lips, from researchers and scholars to curriculum planners and teachers” [original emphasis] (Freedman & Medway 1994: 1).

Although genre has been investigated in a number of areas, three main research traditions have fully developed this concept and are commonly used in linguistics, namely North America New Rhetoric or Rhetorical Genre Studies (RGS), Australian Systemic Functional Linguistics (SFL) and English for Specific Purposes (ESP) (Hyon 1996; Bawarshi & Reiff 2010). In general, despite the fact that these three approaches draw their inspiration from different sources, they share some similarities in terms of object of investigation. As a matter of fact, as Bhatia, Flowerdew and Rodney remark

[g]enre analysis, whether defined in terms of *typification of rhetorical action*, as in Miller (1984), Bazerman (1994) and Berkenkotter and Huckin (1995), *regularities of staged, goal oriented social processes*, as in Martin et al. (1987) and Martin (1993), or *consistency of communicative purposes*, as in Swales (1990) and Bhatia (1993), can be viewed as the study of situated linguistic behaviour in institutionalized academic or professional settings (Bhatia, Flowerdew and Rodney 2008: 10 [original emphasis]).

Nevertheless, regardless of the common object of investigation, the notion of genre is viewed differently by the three, focusing their analysis on different aspects. In what follows, a brief description of the three linguistic approaches, RGS, SFL and ESP, will be presented, showing their views on the notion of genre. Particular attention will be paid to the ESP approach since it corresponds closely with the aim of the present thesis.

2.1 Rhetorical Genre Studies

Within the tradition of New Rhetoric Studies or Rhetorical Genre Studies (RGS) a group of North American scholars, influenced by the research of Miller (1984), have studied and investigated genres focusing on the *situational context* in which genres occur. In fact, as Miller points out, RGS view genres as “typified rhetorical actions based in *recurrent situations*” (1994: 31 [my emphasis]). Miller’s article *Genre as Social Action* (1984) has been influential in shaping New Rhetoric genre theory and view, arguing that “a rhetorically sound definition of genre must be centered not on the substance or the form of discourse but on the action it is used to accomplish” (Miller 1984: 151). By the same token, Paltridge explains that RGS aim at “explor[ing] sociocontextual aspects of genres and the action a particular genre aims to accomplish, as well as how these aspects might change throughout time, rather than focussing on formal characteristics of the texts in

isolation” (1997: 16).

According to RGS scholars, the *context* and the *social aspect* are fundamental elements to take into consideration when analysing genres. Indeed, as Bazerman indicates [g]enres are not just forms of life, ways of being. They are frames for social action. They are environments for learning. They are locations within which meaning is constructed. Genres shape the thoughts we form and the communications by which we interact. Genres are the familiar places we go to create intelligible communicative action with each other and the guideposts we use to explore the unfamiliar (Bazerman 1997: 19).

From Bazerman’s perspective, genres can be considered as both habitations and habits: “recognizable sites of rhetorical and social *action* as well as typified ways of rhetorically and socially *acting*” (Bawarshi & Reiff 2010: 59 [original emphasis]). This means that people inhabit genres (genre as a noun) and enact genres (genre as a verb) (Bawarshi & Reiff 2010: 59).

Similarly, Berkenkotter and Huckin also emphasise the context and the ways genres are used, explaining that

genres are inherently dynamic rhetorical structures that can be manipulated according to the conditions of use and that genre knowledge is therefore best conceptualized as a form of situated cognition embedded in disciplinary activities (Berkenkotter & Huckin 1995: 477).

Consequently, New Rhetoric Studies see genres more in terms of their context, in particular historical context, describing them as typified actions which are based on recurring situations and are investigated with regard to both the communities in which they are created and their diachronic evolution (Bowels 2012: 47). This is also pointed out by Bazerman who states that “the genre does not exist apart from its history, and that history continues with each new text invoking the genre” (Bazerman 1988: 8). Therefore, it can be said that the social aspect is considered to be one of the essential features of genre which “derive[s] from and relate[s] to the writer’s social motive in responding to a recurrent social situation of a certain type (Freedman & Medway 1994a: 3).

Yates and Orlikowski (1992) adapt the concept of genre from rhetorical theory and use it to describe organizational communication as a structuration process. Indeed, they state that, in the context of organizational communication, rhetorical genre theory may be applied to identify types of communications, such as letters, memoranda or meetings which are characterised by structural, linguistic, and substantive features. Yates and Orlikowski view genres as “social institutions that both shape and are shaped by

individuals' communicative actions" (1992: 300). That is to say that genres, in the context of organizational communication, can be defined as socially recognized types of communicative actions that are traditionally performed by members of a community in order to achieve specific social purposes (Orlikowski & Yates 1994: 542). Furthermore, they explain that it is seldom that members of a community employ only a single genre for their communication. Instead, people "tend to use multiple, different, and interacting genres over time" (Orlikowski & Yates 1994: 542). According to Yates and Orlikowski, drawing on RGS, a genre of organizational communication, for instance, a recommendation letter or a proposal, is a typified communicative action developed in response to a recurrent situation. "The *recurrent situation* or socially defined need includes the history and the nature of established practices, social relations, and communication media within organizations" [my emphasis] (Yates & Orlikowski 1992: 301). Moreover, a genre is also characterised by some typical aspects of form. Here form means "the readily observable features of the communication" (Orlikowski & Yates 1994: 544), including *structural features* (for example, text-formatting devices, like lists and headings; and devices for structuring group interaction, such as an agenda or a chairperson for a meeting), *communication medium* (for instance, pen and paper, telephone, or face-to-face), and *language or symbol system* (which includes linguistic characteristics such as formality, specialized vocabulary and jargon) (Yates & Orlikowski 1992: 301-302; Yates & Orlikowski 2002: 15; Orlikowski & Yates 1994: 544).

Bawarshi and Reiff summarise the most important points of RGS which tend to "focus more on how genres enable their users to carry out situated symbolic actions rhetorically and linguistically, and in so doing, to perform social actions and relations, enact social roles, and frame social realities" (Bawarshi & Reiff 2010: 59). As it has been observed above, according to RGS, context plays a significant role in studying genres, more than communicative purpose(s), discourse community membership, and genre nomenclature. Context is seen as an ongoing, intersubjective performance, which is mediated by genres and other culturally available tools (Bazerman 2003: 387). With regard to the textual analysis, it is taken into consideration only after the context which "is both the starting point of genre analysis and its goal" (Bawarshi & Reiff 2010: 59). Consequently, the goal of "New Rhetoric researchers, in line with their theoretical focus on the sociocontextual aspect of genres" has been to help "university students and novice professionals understand the social function or *actions* of genres and the context in which these genres are used" (Hyon 1996: 698).

2.2 Systemic Functional Linguistics

Systemic Functional Linguistics (SFL) is a genre approach developed by British-born scholar Michael Halliday who in 1975 founded the linguistic department at the University of Sydney and who, since that time, has had great influence on language theory and education (Hyon 1996: 696). At the base of the SFL theory is the fact that “language has evolved to satisfy human needs; and the way it is organized is functional with respect to these needs – it is not arbitrary” (Halliday 1994: XIII). This means that the formation of a language system is caused by the language users’ needs to express meaning. Bawarshi and Reiff explain that SFL “operates from the premise that language structure is integrally related to social function and context. Language is organized the way it is within a culture because such an organization serves a social purpose within that culture”. (Bawarshi & Reiff 2010: 29).

In SFL, *functional* refers to the “work that language does within particular contexts”; *systemic* includes the structure and organization of language employed within specific contexts in order to get things done; consequently, *systemic* refers to the system of choices accessible to people for the *realization* of meaning (Bawarshi & Reiff 2010: 29-30). The concept of *realization* is fundamental in SFL because “language *realizes* social purposes and contexts as specific linguistic interactions, at the same time as social purposes and contexts *realize* language as specific social actions and meanings” (Bawarshi & Reiff 2010: 30 [original emphasis]). Therefore, SFL “is concerned with the relationship between language and its functions in social settings” (Hyon 1996: 696-697).

Halliday’s work *Language as a social semiotic: the social interpretation of language and meaning* (1978) has been of great importance in shaping SFL theory. In this work, he argues that “language is a form of socialization, playing a role in how individuals become socialized and perform meaningful actions within what he calls *contexts of situation*” (Bawarshi & Reiff 2010: 30 [my emphasis]). Halliday explains that *contexts of situation* are not isolated and unique, but they refer to *situation types* which include “a scenario [...] of persons and actions and events from which the things which are said derive their meanings” (Halliday 1978: 28-30). Some examples of situation types can be represented by “players instructing novices in a game”, “a mother reading a bedtime story to a child”, “customers ordering goods over the phone” (Halliday 1978: 29). Due to the fact that contexts of situation are considered as situation types, people involved in those situation types establish typified linguistic ways to interact between themselves. Since, throughout time, those situation types become more and more

conventionalized, they start to “specify the semantic configurations that the speaker will typically fashion” (Halliday 1978: 100).

Prior to the description of the SFL view on genre, it is worth introducing the concept of *register* which, according to Halliday, is the central construct for analysing language in SFL. The author defines register as the “clustering of semantic features according to situation types” (Halliday 1978: 68). It is further elaborated that any situation type consists of *field*, *tenor* and *mode* (Halliday & Hasan 1989: 38-39). The field provides information about the system of activity, including processes, participants and circumstances. Through the tenor, it is possible to detect the relationship between participants, and the mode represents the channel of communication (for instance, face-to-face, e-mail, telephone) employed by the participants to perform their actions and relations (Bawarshi & Reiff 2010: 30). At the linguistic level, field, tenor and mode correspond to what Halliday defines as three language metafunctions: *ideational*, *interpersonal* and, *textual*. Ideational corresponds to field and refers to the linguistic representation of actions (who is doing what, to whom, when, and where); interpersonal, corresponding to tenor, illustrates the interactions between participants (asking questions, making statements, giving commands); textual, referring to mode, analyses information within and between the texts (Bawarshi & Reiff 2010: 31).

Although register is the main point SFL focuses on, some of Halliday’s Australian students, most notably Jim Martin, developed theories of genre within this systemic functional framework (Hyon 1996: 697). Martin defines genre as “staged, goal-oriented social process through which social subjects in a given culture live their lives” (1997: 43). Together with other scholars, he explains that genres function as “*social processes* because members of a culture interact with each other to achieve them; as *goal-oriented* because they have evolved to get things done; and as *staged* because it usually takes more than one step for participants to achieve their goals” (Martin, Christie & Rothery 1987: 59 [original emphasis]). Since register is the focal point in SFL, Martin locates genre in relation to register, connecting these two concepts with one another in the same important way. According to Martin, register relates to the *context of situation*, while genre refers to the *context of culture*. In this relationship, genre links culture to situation, and register links situation to language or as Martin states “register (encompassing field, tenor and mode) contextualizes language and is in turn contextualized by genre” (1997: 37). Martin’s point shows the former a pattern of linguistic choices and the latter a pattern of register choices (Martin 2001: 46). Through Martin’s theory of genre, SFL considers

genre by showing how social purposes are connected to text structures, and how these are realized as situated social and linguistic action within register (Bawarshi & Reiff 2010: 33). Following the SFL approach to the analysis of the present genre, one could study listings on *Airbnb* analysing field, tenor and mode and the three corresponding language metafunctions.

2.3 English for Specific Purposes

English for specific purposes (ESP) is usually “linked to a particular profession or discipline”, such as law, economics or medicine (Dudley-Evans and St. John 1998: 4). ESP is positioned within the category of Language for Specific Purposes and in particular, this approach focuses on studying and teaching specialized varieties of English, generally to non-native speakers of English in academic and professional settings (Bawarshi & Reiff 2010: 41). Scholars within this field consider genre as oral and written text types characterised by their formal features as well as by their communicative purposes within social contexts (Hyon 1996: 695). Therefore, what is fundamental in ESP’s approach to genre analysis is the “communicative purpose or purposes of the texts or genres under investigation and the use of language [...] controlled by communicative conventions existing in and created by a group of participants in a defined discourse community” (Bonyadi 2012: 87).

Although ESP has existed since the 1960s and in the 1980s ESP researchers started to use genre analysis as a pedagogical and research tool, it was John Swales’ innovative book *Genre analysis: English in academic and researcher settings* (1990) that made a significant contribution to the field of genre analysis. As Swales noticed, since the 1960s ESP studies have “concomitantly become *narrower* and *deeper*” (1990: 3 [my emphasis]) than those early quantitative studies. He explains that they are narrower because the focus has shifted from broader register categories for instance, scientific or medical language, to a narrower focus on genre varieties employed in, for example, scientific and medical disciplines. At the same time, ESP studies have become deeper since they do not only investigate genres’ linguistic features, but they also focus on their communicative effects (Swales 1990: 3). Consequently, the ESP approach, pioneered by Swales, defines genre in terms of both forms and social functions. In his seminal work, Swales defines genre as follows:

[a] genre comprises a class of communicative events, the members of which share some set of communicative purposes. These purposes are recognized by the expert members of the parent discourse community, and thereby constitute the rationale for the genre. This rationale shapes the schematic structure of the discourse and influences and constrains choice of content and style. Communicative purpose is both a privileged criterion and one that operates to keep the scope of a genre as here conceived narrowly focussed on comparable rhetorical actions. In addition to purpose, exemplars of a genre exhibit various patterns of similarity in terms of structure, style, content and intended audience. If all high probability expectations are realized, the exemplar will be viewed as prototypical by the parent discourse community (Swales 1990: 58).

By describing genres as “class of communicative events, the members of which share some set of communicative purposes” (Swales 1990: 58), Swales identifies genres primarily as linguistic and rhetoric actions “involving the use of language to communicate something to someone at some time in some context for some purpose” (Bawarshi & Reiff 2010: 45). He further explains that genre, being a class of communicative events, has been created in response to some shared set of communicative purposes. Therefore, according to Swales, a genre can be considered as “a stable class of linguistic and rhetorical events” (Bawarshi & Reiff 2010: 45) which are represented by members of a discourse community in order to achieve common communicative goals.

An important point in the definition of genre provided by Swales is the concept of *discourse community*. The author proposes six characteristic features that are necessary to identify a group of people as discourse community (Swales 1990: 24-27):

1. A discourse community has a broadly agreed set of common public goals.
2. A discourse community has mechanisms of intercommunication among its members.
3. A discourse community uses its participatory mechanisms primarily to provide information and feedback.
4. A discourse community utilizes and hence possesses one or more genres in the communicative furtherance of its aims.
5. In addition to owning genres, a discourse community has acquired some specific lexis.
6. A discourse community has a threshold level of members with a suitable degree of relevant content and discursual expertise.

Furthermore, Swales draws a distinction between *discourse community* and *speech community*. The former is a *sociorhetorical* group whose linguistic behaviours are influenced by functional factors, while the latter is a *sociolinguistic* group and is led by social needs. In addition, speech communities are *centripetal*, namely “they tend to absorb people into that general factor” (Swales 1990: 24), whereas discourse communities are

centrifugal, meaning “they tend to separate people into occupational or speciality-interest group” (Swales 1990: 24). On the one hand, a speech community usually acquires its membership by birth, accident or adoption, on the other hand, a discourse community gathers its members by persuasion, training or relevant qualifications (Swales 1990:24).

Based on the definition of genre provided by Swales, another pioneer of ESP elaborated further on the characteristics of genre. Vijay Bhatia in *Analysing genre: language in professional settings* (1993), highlights that the main feature of a genre is not form or content, but rather the communicative purpose that it is intended to fulfil. (Bhatia 1993: 13). The author additionally explains that those communicative purposes “shape[] the genre and give[] it an internal structure” (Bhatia 1993: 13), and that any change in the communicative purpose leads to different genres. Therefore, according to Bhatia, communicative purpose is the most significant feature that distinguishes genre and consequently sub-genres (Bhatia 1993: 13-14). The role of communicative purpose of the genre as its defining criterion is also recognized by Dudley-Evans (1994: 219). On the other hand, Swales does not completely agree on the primary role of communicative purpose and suggests that “*purpose* is a somewhat less overt and demonstrable feature than, say, form and therefore serves less well as a primary criterion” (Swales 1990: 46).

A further point Bhatia comments on is the genre structure and conventions which are shaped by the specialist of the community: “[i]t is the cumulative results of their long experience and/or training within the specialist community that shapes the genre and gives it a conventionalized internal structure” (Bhatia 1993: 14). Consequently, as already pointed out by Swales, there is a correspondence between genre and discourse community.

Moreover, Bhatia highlights another feature of genre, namely ‘standardization’. In fact, he explains that “although the writer has a lot of freedom to use linguistic resources in any way s/he likes, s/he must conform to certain standard practices within the boundaries of a particular genre” (Bhatia 1993: 14). Nevertheless, Bhatia adds that it is possible that members of a discourse community who possess a deep knowledge of the structure and communicative purposes of the genre may appear to be more creative and to use the genre more efficiently (Bhatia 1993: 52).

In addition, the author explains that although Swales, in his definition of genre, takes into consideration linguistic and social factors, he underestimates psychological factors which “play a significant role in the concept of genre as a dynamic social process, as against a static one” (Bhatia 1999: 16).

Along with the points about genre discussed above, the author adds a few others in his later work (Bhatia 2004: 25), describing genres as follows:

1. Although genres are identified on the basis of conventionalized features, they continually develop and change.
2. Genres are associated with typical textualization patterns, yet expert members of professional communities exploit them to create new patterns.
3. Genres serve typical socially recognized communicative purposes; however, they can be exploited or appropriated to convey private or organizational intentions.
4. Although we often identify and conceptualize genres in pure forms, in the real world they are often seen in hybrid, mixed and embedded forms.
5. Genres are given typical names, yet different members of discourse communities have varying perspectives on and interpretations of them.
6. Genres, in general, cut across disciplinary boundaries, yet we often find disciplinary variations in many of them, especially in those used in academic contexts.
7. Genre analysis is typically viewed as a textual investigation, yet comprehensive analyses tend to employ a variety of tools, including textual analyses, ethnographic techniques, cognitive procedures, computational analysis and critical awareness, to name only a few.

Besides the characteristics of genre mentioned above, Bhatia also provides a specific framework a researcher might follow in order to conduct an investigation of a genre (Bhatia 1993: 22-34). It consists of seven steps including the analysis of linguistic features as the context in which the genre is used. The first step involves *placing the given genre-text in its situational context* in which the researcher might consider examining the situational context, intuitively looking at one's prior experience with the genre or similar texts and training (Bhatia 1993: 22). The second step, *surveying existing literature*, includes a literature review of the genre under investigation or, if there is hardly any, of similar genres (Bhatia 1993: 22-23). The next part is *refining the situational/contextual analysis* in which the researcher should begin by identifying the genre's discourse community, defining the goals and relationship of writers and readers within the community to one another, and determining the reality which the genre represents (Bhatia 1993: 23). Subsequent to this initial analysis, it is fundamental to delimit the genre under investigation so that the appropriate corpus of texts can be selected: *selecting corpus* (Bhatia 1993: 23-24). Step five, *studying the institutional context*, involves an ethnographic dimension where the researcher conducts an ethnographic analysis of the institutional context in which the genre takes place (Bhatia 1993: 24). Afterwards, the analysis moves from context to text, *level of linguistic analysis*, and includes the decision regarding which level of linguistic analysis to investigate: *lexico-grammatical features* (for instance, quantitative/statistical study of tenses, clauses, and other syntactic

properties, including stylistic analysis) (Bhatia 1993: 25-26), *text-patterning or textualization* (for example, the patterns in which language is used in a particular genre, such as how and why noun phrases and nominalizations are used in different genres) (Bhatia 1993: 26-29), and *structural interpretation of the text-genre* (for instance, the structural *moves* a genre employs to achieve its goal). What level is analysed depends on the purpose of one's own research. Finally, Bhatia suggests that the investigation might benefit from the consultation of a specialist: *specialist information in genre analysis* (Bhatia 1993: 34). After having proposed a framework useful to conduct a genre analysis, Bhatia, nevertheless, points out that the seven steps do not necessarily need to be followed in the presented order, neither do they all have to be considered. Furthermore, the author explains that the steps are interrelated and to some extent overlap. He underlines the fact that their use should be "selective and in flexible order depending upon the degree of prior knowledge" (Bhatia 1993: 91).

As observed above, the linguistic approach to genre analysis within ESP includes identifying purpose, analysing a genre's rhetorical moves, and investigating textual and linguistic moves' features. Overall, researchers following the ESP approach of genre analysis aim mostly to help "students [...] produce the genres required in their academic or professional study" (Kay & Dudley-Evans 1998: 310). Apart from the great contribution made by Swales, focusing on research articles (1990) and Bhatia on business letters (1993), other studies have used the ESP approach to analyse genres such as master science dissertations (Hopkins & Dudley-Evans 1988), medical abstracts (Salager-Mayer 1990), university lectures (Thomson 1994), and job application letters (Henry & Roseberry 2001). More recent studies have also employed the ESP approach to investigate promotional genres (Luo & Huang 2015; Nguoi 2016; Huang 2015; Kang & Yu 2011; Francesconi 2011; Ip 2008) as will be shown in Section 4.

As already mentioned above, *structure* is another very fundamental characteristic of genre. As Askehave and Nielsen state "[g]enres are not only characterized by shared set of communicative purposes, they are also highly structured and conventionalised in the sense that the genres represent or lay down the way to go about accomplishing particular communicative purposes" (2005: 122). According to the ESP approach of genre analysis, the structure of a genre can be analysed in terms of *moves*. Swales defines move as "a discoursal or rhetorical unit that performs a coherent communicative function in a written or spoken discourse. [...] At one extreme, it can be realized by a clause; at the other by several sentences. It is a functional, not a formal unit." (2004: 228).

Consequently, a move does not have a set of characteristic linguistic features, but “is better seen as flexible in terms of its linguistic realization” (Swales 2004: 229). Furthermore, a move is characterised by its communicative purpose. As Bhatia points out “[j]ust as each genre has a communicative purpose that it tends to serve, each move also serves a typical communicative intention which is always subservient to the overall communicative purpose of the genre” (1993: 75). Similarly, Swales and Feak define move as a “bounded communicative act that is designed to achieve one main communicative objective” within the larger communicative purpose of the genre (1994: 35). Consequently, it can be said that “[a] *move* thus refers to a section of a text that performs a specific communicative function” (Biber, Connor & Upton 2007: 23 [original emphasis]). In addition, some move types occur more frequently than others in a genre and they can be defined as ‘conventional’, while others occurring less frequently can be described as ‘optional’ (Biber, Connor & Upton 2007: 24).

Moves may be composed of multiple elements that together, or in some combination, realize the move (Biber, Connor & Upton 2007: 24). These multiple elements are smaller discourse units which are called *steps* (Swales 1990) or *strategies* (Bhatia 1993). The steps, or strategy, of a move have the same function of the move in relation to genre, namely to “achieve the purpose of the move to which it belongs” (Biber, Connor & Upton 2007: 24). The concept of move and step can be explained through the commonly known example of the CARS (Create a Research Space) model developed by Swales in the introductions of research articles (Swales 1990: 141), shown in Table 1 below.

Table 1 CARS model for research article introductions by Swales (1990: 141)

Move 1:	Establishing a territory	
	Step 1	Claiming centrality and/or
	Step 2	Making topic generalization(s) and/or
	Step 3	Reviewing items of previous research
Move 2:	Establishing a niche	
	Step 1A	Counter-claiming or
	Step 1B	Indicating a gap or
	Step 1C	Question raising or
	Step 1D	Continuing a tradition
Move 3:	Occupying the niche	
	Step 1A	Outlining purposes or
	Step 1B	Announcing present research
	Step 2	Announcing principal findings
	Step 3	Indicating RA structure

As illustrated in Table 1, Swales identifies three moves, each of which consists of several steps. It is worth mentioning that any of the moves shown in Table 1 does not have to occur through the use of all the steps, but the author is free to choose how to employ them. For example, in the realization of the first move, *establishing a territory*, the writer may claim centrality and/or make topic generalization and/or review items of previous research. In particular, within the CARS model, Swales examines steps by analysing text-patterning and lexico-grammatical features. For instance, in step 3 (*reviewing items of previous research*) within move 1 (*establishing a territory*), Swales takes into consideration patterns of citation, showing that authors of a research article “either name the researcher being cited in their citing sentence or reference the researcher in parenthesis at the end of the sentence or in end notes” (Bawarshi & Reiff 2010: 48). With reference to the same step, Swales analyses the frequency of reporting verbs, such as *show*, *establish*, and *claim* which are used by research article authors in order to “introduce previous researchers and their findings” (Swales 1990: 150).

It is worth mentioning that while related genres usually share a common move structure, each will be distinguished by their own structural characteristics which express the specific communicative purposes of the genre under investigation (Biber, Connor & Upton 2007: 29).

2.4 Similarities and differences between the three traditions

The three most commonly used approaches in relation to genre analysis have revealed some similarities as well as some differences in conceptualizing the notion of genre. Flowerdew summarises the differences between the three traditions explaining that they differ with reference to linguistic and non-linguistic aspects:

[The] ESP and the Australian school take a linguistic approach, applying theories of functional grammar and discourse and concentrating on the lexico-grammatical and rhetorical realization of the communicative purpose embodied in a genre, whereas the New Rhetoric group is less interested in lexico-grammar and rhetorical structure and more focused on situational context - the purpose and functions of genres and the attitudes, beliefs, values, and behaviours of the members of the discourse community (2002: 91).

Following Flowerdew's statement, SFL and ESP share the same view that linguistic features are connected to social context and function. On the other hand, these two traditions differ in terms of target audience. SFL genre approaches address "culturally disadvantaged school-age children in Australia, while ESP genre approaches generally target[] more advanced, often graduate-level, international students in British and U.S. universities, who, as non-native speakers of English, are linguistically disadvantaged" (Bawarshi & Reiff 2010: 43). This difference in target audience leads to an understanding of the context in a different way, too. SFL locates genre at the level of context of culture, while ESP locates genre within more specifically defined contexts, where the communicative purposes are more specific and traceable (Bawarshi & Reiff 2010: 44). RGS tend to "understand genres not only as situated within contexts such as discourse communities, but also as constructs of contexts" (Bawarshi & Reiff 2010: 54). Rhetorical genre scholars understand genres as sociological concepts "embodying textual and social ways of knowing, being, and interacting in particular contexts" (Bawarshi & Reiff 2010: 54).

At the heart of all the three traditions is the fact that genres are unique. Every time a genre is performed it shows "its degree of prototypicality, disciplinary membership, historical moment, authorial identity, and many other qualities shared with other members of its category" (Devitt 2015: 44). Yet, every time a writer sees a text, he "performs a unique action in a unique moment in a unique rhetorical situation, to carry out a unique communicative purpose through a unique process" (Devitt 2015: 45). At the end, each text, belonging to a defined genre, is a unique production.

3 Computer-Mediated Communication

Nowadays, technology has become a fundamental part of people's lives shaping all kinds of everyday activities, such as meetings, reading, note-taking, form filling, booking trips, map reading and shopping. People are more likely to send and receive emails than letters or handwritten notes; younger people tend to share photos with their friends on a social networking site rather than to leaf through photos in an album; and information is gathered more and more by visiting websites sitting in front of one's own network device rather than going to a specific place. In this way, technology has increased its presence in all contexts of people's lives, and it is hard to find an area of life that has not undergone technological changes. Consequently, "people have gradually taken digitally transformed everyday activities for granted" (Barton & Lee 2013: 2). This has often been named *domestication of technology*, the idea representing "the process through which technologies are integrated into and mediate people's lives; whereas technology users reappropriate these technologies to facilitate their everyday activities" (Barton & Lee 2013: 2).

Language is one of the core elements that plays a crucial role in these contemporary changes which transform and modify the traditional way of meaning making and communication. In fact, language is fundamental in shaping changes in life and people's experiences, but at the same time, it is influenced and transformed by these changes. For instance, on websites that employ both images and words, concepts such as language, text and meaning need to be reinterpreted (Barton & Lee 2013: 3). Due to the increase of technological innovations and the vast spread of communication via the Internet and since a good part of the daily interaction is done through network devices, the term *computer-mediated communication* (henceforth CMC) has been coined (Herring 1996). Herring defines CMC as "communication that takes place between human beings via the instrumentality of computers" (1996: 1).

As mentioned above, within the area of CMC some traditional concepts have to be reconsidered as a consequence of the changes of the new media. New forms of texts, *hypertexts*, replace traditional, printed texts and are characterised by being flexible, non-linear and "intrinsically artefacts made up by internally and externally linked chunks of information of various sorts and from diverse media" (Caballero 2008: 20). Giltrow and Stein define the term *hypertext* ambiguously because "it refers to meta-text linking text chunks, and, at the same time, to new ways of constructing individualized and

modularized text chunks” (2009: 12). Hypertext can be said to represent the key medium used to link information on the World Wide Web. Askehave and Ellerup Nielsen explain that hypertexts “relate web texts to each other; thus enabling a non-linear transmission of information” (2005: 126). Moreover, they add that, according to literary hypertext researchers, what characterises hypertexts is not how they are produced or structured, but how they are accessed by the reader. That is to say that, on the web, there is not a transparent distinction between text production and text reception, since the users can create their ‘own’ text in the hypertext system, choosing where to begin and to end their reading (Askehave & Ellerup Nielsen 2005: 126).

Another characteristic of the web is the shift from the *reading mode* to the *navigating mode*, “the former corresponds to traditional sequential reading while the latter allows the user to choose his/her reading path” (Degano 2012: 99). Askehave and Ellenrup Nielsen suggest that this dual dimension should be incorporated in Swales’ model of genre analysis. In fact, the three main elements, communicative purpose, move and rhetorical features, should be analysed from twofold perspective of the reading and the navigating mode (2005: 126-127). In the reading mode, the user reads the text as if it were printed, and therefore the three levels remain unchanged, while in the navigating mode it is the reader who chooses what to read through links which determine the direction of reading, modifying what can be or not considered moves (Degano 2012: 100).

CMC studies are interested in investigating social media forms and their characteristics. The term *social media* refers to “Internet-based sites and services that promote social interaction between participants” (Page *et al.* 2014: 5) and whose context is created by a network of participants and reaches a large number of audiences. The word *media* can have more than one meaning: it can be used alluding to the fact that texts are created by the technology, and consequently it can be considered as a synonym for multimedia semiotic modes which include images, movement, sound, touch, gesture and words (Page *et al.* 2014: 15). Another possible definition of *media* refers to the “technologies used to transmit messages from one participant to another” (Page *et al.* 2014: 15) which involves devices with digital components, for instance tablets, television, mobile phones, laptop and others. Due to the various and multiple semiotic modes within the online world, it is not straightforward and simple to describe how people communicate on social media sites. As a matter of fact, studies on CMC highlight the fact that information via digital technology is shared through the use of written words, but at the same time employing features of spoken language. This aspect leads to a possible

definition of CMC which includes all modes of communication, both spoken and written or hybrid, and which takes place through the use of different social media sites, namely those that can be used via networked devices (Page *et al.* 2014: 16-17). Another feature that characterises CMC deals with the difference between *synchronous* and *asynchronous* systems. “In synchronous systems, the participants in an intersection are co-present in the same time frame”, while “[i]n asynchronous systems, the participants engage in the interaction in separate, sequenced messages” (Page *et al.* 2014: 18). With reference to CMC, in synchronous systems, people need to be logged on simultaneously during the time they communicate, while in asynchronous systems, participants post their text, log off from the social media and may receive a reply at a later point in time (Page *et al.* 2014:19).

3.1 The influence of the Internet

With the development of the World Wide Web, every day millions of people around the world create, edit and publish information through different social media. This has significantly influenced the traditional concept of genre as well as communication. As a matter of fact, the web itself provides new communicative settings where the circumstances in which genres are produced, consumed and negotiated are reconfigured (Gatto 2012: 152). Indeed, as a consequence of the expansion of new technologies, documents have also been integrated into the web and “their identity as genre has also evolved. New document genres have emerged [...], while older ones have blended, changed, and been incorporated into different social endeavours” (Crowston, Kwaśnik & Rubleske 2010: 72). As a matter of fact, as it happened with the introduction of printing in the XVth century which led to the enlargement and transformation of written genres, the web and all the possibilities offered by the technology transform existing genres and create new ones, satisfying better “the communication needs brought about by these new conditions” (Santini 2007: 3).

As already observed in Section 2, each text and consequently each genre is a unique production and “what makes a genre powerful is its intimate connection to the circumstances in which it is enacted” (Crowston, Kwaśnik & Rubleske 2010: 72). This, being valid for traditional genres, can be said to be even more characteristic for web genres, where the debate about boundaries, granularity, and definition is even more questionable. In fact, it can be said that Internet genres are characterised by their *fluidity*, namely web genres seem not to have the same obligations and ritualized expectedness as

non-Internet genres, and are therefore less ‘focussed’ (Giltrow & Stein 2009: 11). In the same vein, Herring, Stein and Virtanen (2013: 9-10) observe that genres on the Internet appear to be more multi-functional and open to change according to societal and interpersonal functions.

With regard to fluidity of Internet genres, Santini (2007) also points out two important aspects to be taken into consideration when dealing with online genres. He explains that “[o]n the one hand, the web is fluid, unstable and fast-paced. On the other hand, genres on the web are instantiated in web pages, which are a complex type of document, more composite and unpredictable than paper documents” (2007: 2). The author suggests that the complexity of web genres is probably due to the fact that they are included in web pages which are, in themselves, a complex object. He describes web pages as “a composite type of document, with a visual organization of the space, when different communicative purposes and different functions are included at the same time” (2007: 2). Therefore, web pages include several texts with different communicative purposes in one single document. For this reason, it can be said that web pages appear to be more unpredictable and difficult to define into a single genre than documents in other media which are characterised by “social rigidity, work practices or stable settings” (2007: 3). Concerning this last point, Gatto suggests that web pages, including web texts and genres, do not simply seem to be more complex and unpredictable than their paper correlatives, but they are more prone to instability and changeability characteristic of the web scenario (2012: 153-154). As a matter of fact, it is important to take into account the relationship between *genre* and *medium*, where the latter “adds unique properties to web genres in terms of production, function and reception which cannot be ignored in the genre characterisation” (Askehave & Ellenrup Nielsen 2005: 125). In fact, the relationship between genre and medium plays an important role in viewing traditional genres as more stable than digital genre, which is, instead, constantly in evolution. The former ones are “reinforced by mechanisms of production, distribution and circulation of printed texts, which are connected to hegemonic powers within society, [for instance] publishing houses; editorial boards, disciplinary communities etc.” (Gatto 2012: 154). On the other hand, the increase of web technologies tends to blur any distinction between production and consumption (Gatto 2012: 155), and consequently characterising web genres as less stable. Nevertheless, the influence of digital technologies has not in the slightest modified the function of genres, namely to meet communicative needs and work practices (Gatto 2012: 155).

3.2 Genre and the web

Regarding genres on the web, Crowston, Kwaśnik and Rubleske raise the question “whether digital genres emerge from what people do on the Web, or whether the technology itself affords ways of doing things that people can then discover and exploit” (2010: 72). A clear and straightforward answer to this question is not easy to find since people have always been able to reuse technologies. What challenges more the above mentioned question is that plenty of technologies “are converging [...] combining and recombining genres of many different kinds in inventive ways and for unexpected purposes” (Crowston, Kwaśnik & Rubleske 2010: 72). So, as pointed out by Crowston, Kwaśnik and Rubleske, an investigation of digital genres is challenging because so many cues traditionally belonging to print documents or oral communication are no longer available (2010: 72-73).

Differently from a few decades ago when there was usually an authority who decided how information should have been structured, nowadays, with the development of technology and the lack of a fixed authority on the Internet, basically everyone contributes to give and spread information. This change has influenced the structure of a genre as well as the discourse community that uses the genre. Rosso and Haas (2010: 50-51) provide information about web genres comparing them with traditional genres following genre theory, and focus on the notion of *user group* (discourse community). They point out that members of a user group “share some knowledge about the genre, and thus have expectations about its intended use, form, and substance. User groups may vary in cohesiveness or restrictiveness of membership criteria” (Rosso & Haas 2010: 50). This means that, as highlighted by the authors, everyone is a member of multiple user groups in a broader or more specific way depending on the user’s point of view. When it comes to web genres, the concept of user group does not change significantly. Talking about specialized web pages, there are always cohesive user groups who have clearer expectations of content, form and how to use them, but anyone can still have access to the web page. For instance, taking into consideration a university department’s home page on the web, faculty members at the university will have stronger expectations of what information should and should not be included there, but still anyone can find this page on the web and access it. Consequently, as explained by Rosso and Haas, “‘web user’ [...] will have shared experience and expectations about genre-related characteristics of commonly encountered types of web pages” (2010: 51), but at the same time “searching the web greatly increases the likelihood that someone from outside of a genre’s primary

group will encounter an instance of that genre” (2010: 51). In this way, although a web page may be produced by and for a specific user group familiar with the genre, the page may still be explored by ‘outsiders’ who can be considered foreigners with regard to the genre (Rosso & Haas 2010: 51). As stated by Crowston and Williams, in many cases the audience on the web is unpredictable (2000: 204).

In the same work, Rosso and Haas outline three fundamental characteristics of web genres: *function*, *substance*, and *form* which, for several reasons, differ from those of genres used in other media. Firstly, the *function* of a web genre can be perceived from two perspectives: that one imagined by the creator of the genre, and that one perceived by the user. If the genre is used by members of its intended user group, the two perspectives will coincide, while for “ ‘non-members’ actual uses of the page may be in alignment, or be entirely different” (Rosso & Haas 2010: 52). In fact, one of the characteristics of the web is that people, more precisely ‘outsiders’, often use a web genre for what it contains (information) rather than for its purpose(s). “The function or purpose of a genre is traditionally seen as a shared understanding among creators and users of the genre as to its role in actions and communications. The shared understanding is based on knowledge of the context in which it is used” (Rosso & Haas 2010: 53). On the web, the originally intended context of pages can be more difficult to find. In fact, people may have access to web pages through previous web pages, and consequently the purpose of a page is based on face evidence rather than on an understanding of its context (Rosso & Haas 2010: 53).

Secondly, the *substance* of a web genre means the content which may include topics whose variety is vast. For example, taking into consideration a newspaper article, its substance involves the descriptions of events or situations, providing information about people and places. Within this substance, there might be several topics such as elections, war, fashion, weather. Moreover, as explained in the previous section (Section 2), the substance can be developed by several moves. As pointed out for the *function*, the substance of web genres is characterised by the fact that users may use elements in more unexpected ways than it is done for traditional genres. One of the features of the web that supports this idea is the presence of *hyperlinks* which expands the concept of substance: “the link itself can be substance, but is also reference to other page” (Ross & Haas 2010: 54). The consideration on substance follows that one mentioned for the function: “user[s] may consider a genre instance useful because of its links and the pages it links to, rather than the page itself” (Ross & Haas 2010: 54).

Lastly, the *form* represents the clearest difference between traditional and web genres. In the former, for example, the form is represented by the fact that a letter is typed or handwritten, while in the latter, the form is developed by a huge variety of expressions, such as, sounds, colours, images, top-down, left-to-right. On the web, the form of a page can also be indicated by the context: “the home page of a university department will use different design elements than children’s game website, although both may embody the directory genre” (Rosso & Haas 2010: 54). Nevertheless, despite the ‘unfixity’ of the web, and consequently of web genres, some web pages have developed common elements which allow people to recognise genres and elements of specific genre in digital environments (Rosso & Haas 2010: 54).

3.3 Categorization of Internet genres

As already mentioned above, developments in CMC and the increasing importance and growth of web applications have played a central role in the spread of non-literary discourse genres and consequently their expansion in the contemporary world. All these developments have arisen some questions regarding the relationship between genre studies and web genres (Garzone 2012: 217). One of the most prominent challenges developed from the increase of CMC studies is about the categorization of web-mediated genres.

Already at the beginning of the 1990s, Yates and Orlikowski (1992) examined the problem related to the categorization of web-mediated genres, showing that they may derive from the reproduction or adaptation of already existing communicative genres, or emerge in new forms, consequently adding new genres to the genre repertoires already available (1992: 306). Although the World Wide Web¹ started to take place a few decades ago and research on the categorisation of Internet genres developed already in the 1990s, the most widespread taxonomy used in studies of web genres follows that one proposed by Crowston and Williams in 2000, which has been used by several studies (Luzón 2002; Santini 2007; Catenaccio 2012; Rowley-Jolivet 2012; Gatto 2012; Garzone 2012; Herring 2013) while conducting research on web genres. Firstly, Crowston and Williams identify *reproduced genres* which include “traditional genres such as the book or academic article [that] have moved intact to the Web” (2000: 203). These traditional genres have simply changed medium, from paper to electronic, without having further modified any features

¹ The World Wide Web began life in 1989 at CERN, the European Laboratory for Particle Physics in Geneva, Switzerland (Santini 2008: 3).

(Gatto 2012: 154). Secondly, the authors recognise *adapted genres* (Crowston and Williams 2000: 203) which “are preliminary submitted to a degree of modification and adaptation before being turned into the electronic/hypertextual format to meet the peculiarities of the new medium” (Garzone 2012: 217). Examples of adapted genres may include the online glossary, the web encyclopedia, the online newspaper, which are usually characterised by linking or embedding information through the use, for instance, of hyperlinks. Thirdly, Crowston and Williams label *novel genres* (2000: 208) those genres that are native to the web, and therefore serve communicative purposes unique to the web (Santini 2007: 4). This is the case with home pages, hotlists, emails, websites, newsgroup, and all the web 2.0 applications. In their study, Crowston and Williams also identify a further category of web genre, namely *unclassified web pages* (2000: 209) which are seen as emerging genres, in the process of adaptation, but not fully formed yet. Following up, it is important to mention that Crowston and Williams’ classification can be subjective and therefore adapted depending on what aspects of a web genre one chooses to analyse and the familiarity with previous genres (Herring 2013: 7). Moreover, Herring *et al.* explain that even though new genres (Crowston and Williams’ *novel genres*) do not develop from existing genres, it is still possible to recognise ‘antecedents’ or ‘ancestral genres’. Therefore, it should be possible to trace back the origins of any new web genres, identifying them in pre-existing genres (Herring *et al.* 2005: 144).

Similarly, in some respect, it is the taxonomy proposed by Shepherd and Watters (1998) who coined the term *cybergenre* which is used to refer to genres created by “[t]he combination of the computer and the Internet” (1998: 97). According to Shepherd and Watters, cybergenres can be *extant* or *novel*. *Extant* genres are “based on existing genres” while *novel* genres are “not like any existing genre in any other medium” (1998: 98). They further divide these two categories. *Extant* genres can be *replicated* or *variant*. *Replicated* genres “are relatively faithful reproductions of the genres as they appeared in their source media” (1998: 99). *Variant* genres “are based on existing genres but have evolved by exploiting the capabilities afforded by the new medium” (1998: 99). An example would be a hyperlinked document with images or video components which is considered a variant of the traditional text document (1998: 99). *Novel* genres can be *emergent* or *spontaneous*. *Emergent* genres are “based on genres originally replicated in the new medium but which have evolved so far from the original that they are classed as new genres” (1998: 99), due to a new level of functionality caused by the new medium. *Spontaneous* genres “have no counterpart in other media and include, for example, home

pages, hotlists, and FAQ (Frequently Asked Questions). A summary of the taxonomy proposed by Shepherd and Watters is shown in Figure 1 below. As suggested by the authors the taxonomy is fuzzy since the distinction between the categories is not always straightforward (1998: 97).

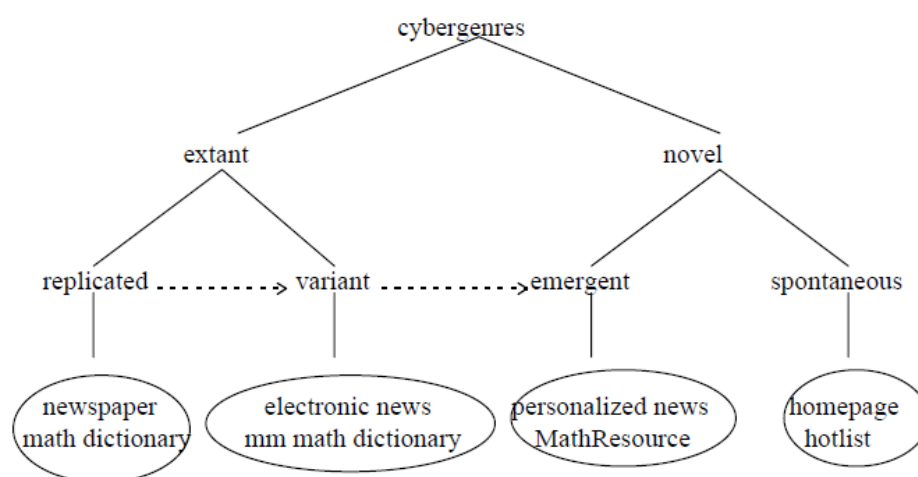


Figure 1 The evolution of cybergenres by Shepherd and Watters (1998: 98)

It is worth mentioning that due to the fact that websites are typically polymorphic (coming in several shapes and forms, even if they share similar communicative purposes) and include more text types (each of them probably belong to different genres), taxonomies even if they are considered important in their own right, are hardly appropriate to provide “a theoretically motivated explanation of the website concept” (Catenaccio 2012: 33), and consequently of web genre.

To summarise, genres developed and presented on the Web, have a significantly different way of structuring and presenting information, in comparison with traditional genres. For this reason, on the one hand, online genres are an interesting object of investigation for linguists, but on the other hand, they pose some challenges.

4 Tourism genres

As mentioned in the previous section, technology has brought many changes in people's lives and has shaped every kind of activity. One of the areas most influenced by the advent of the Internet is the tourism section, and consequently, tourism-related genres. The evolution of the World Wide Web and all the opportunities and changes this 'new world' has brought within the tourism industry has led to the coinage of a new term: Tourism 2.0 or cybertourism (Edo-Marzá 2016: 9). Tourism 2.0 benefits from the many opportunities offered by the web, such as online applications, web services, blogs, forums, and social network sites. Communication within the area of Tourism 2.0 is characterised by "a series of aspects that necessarily enhance the sharing and transmission of knowledge and experiences, including openness, interactivity, mass collaboration, global connection, social networking, and so forth" (Edo-Marza 2016: 9). As a consequence, within Tourism 2.0, people use new technologies and social networks in order to communicate, receive information, plan trips, find the best deals, and share their experience anytime and anywhere.

As already observed in the previous section (Section 3), one of the consequences of the advent of the Internet has been the migration of traditional genres to the online platform. This evolution has led to the creation of new genres, as well as the hybridisation of already existing genres. An example is the study conducted by Calvi (2014) who analysed travel guides as typical tourism genre by exploring the main transformations experienced in the area of Tourism 2.0. The author, in fact, observes that the migration to a virtual environment has changed the presentation, distribution and amount of information transmitted as well as the style of travel guides, "blurring boundaries between the traditional descriptive guidebook and the promotional leaflet and contributing to intensify the hybridisation between different genres" (Edo-Marza 2016: 10-11). Another example is the article by Mapelli (2016) which is in line with Calvi's one. The author "presents a quantitative and qualitative analysis of the vocabulary and interpersonal metadiscourse of different kinds of travel guides 2.0, which are subsequently compared with traditional guides and other informative promotional texts" (Edo-Marza 2016: 12). In this analysis, Mapelli deals with an online genre and its hybridisation, showing significant changes regarding textual patterns and how information is communicated.

4.1 Promotional genres

All the genres belonging to the tourism sector, both traditional and new, can be considered promotional genres. Bhatia explains that promotional genres “have undoubtedly become the most versatile and fast developing area of discourse” (Bhatia 2005: 213). This is due to several factors such as

the availability of new technology in mass communication and mass information explosion [...], the compulsive nature of advertising and promotional activities in business and other areas of social concern, the essentiality competitive nature of much of professional and academic activities (Bhatia 2005: 213).

When investigating promotional genres, Bhatia places them into what he defines as *colony of promotional genres* (Bhatia 2004: 62). Genre colony represents a group of closely related genres, sharing, to a large extent, broadly similar communicative purposes, but not necessarily all the communicative purposes in the case they have more than one (Bhatia 2004: 59). At the same time, they may differ with regard to other features, “such as their disciplinary and professional affiliations, contexts of use and exploitations, participant relationships, audience constraints and so on” (Bhatia 2004: 57). Concerning promotional genres, at the highest level of generalization, it is possible to find a ‘promotional discourse’ represented by a series of closely related genres sharing the communicative purpose of “promoting a product or service to a potential customer” (Bhatia 2004: 60). Some examples of promotional genres include advertisements, promotional letters, and book blurbs. These share the same communicative purpose of promoting a product although they are different in other features such as the product they promote and in their realization. Moreover, within this colony, it is possible to recognise both primary members of the colony and a number of other genres which tend to be placed on a lower level but that have, nevertheless, a strong promotional concept. This is the case of fundraising letters, travel brochures, grant proposals, public campaigns and many others which do not necessarily tend to promote a product or service, but rather an idea, a research proposal, a public concern, or a place for tourists. Other examples of genres belonging to the colony of promotional genres include book reviews, film reviews, company reports, annual reports, and company brochures. Several of the genres included in the promotional colony may often be members of other colonies too, in particular primary members of other genre colonies. Figure 2 below illustrates the colony of promotional genres provided by Bhatia, showing primary and secondary membership of this colony (Bhatia 2004: 61-62). For example, advertisement and sales promotion may

be defined as primary members, while company reports as secondary members of the colony. At the same time, company reports may be considered primary members of other colonies, such as the colony of reporting genres. It is important to notice that this is not meant to be a complete picture of promotional genres. As a matter of fact, it is always possible to add new members, and also that the status of some members can change over the time, further developing or becoming more obsolete.



Figure 2 Colony of promotional genres (Bhatia 2004: 62)

As it can be seen from Figure 2 above, the most traditional form of promotional discourse is advertisement whose communicative purposes are to inform and promote in order to sell ideas, goods, or services usually to a selected audience (Bhatia 2005: 214). In addition, the author points out that “[a]dvertising is one of the most dynamic generic forms exhibiting some of the most innovative uses of lexico-grammatical and discoursal forms and rhetorical strategies” (Bhatia 2014: 72). Cook adds to the traditional communicative purpose of advertisements, namely to promote a product, and consequently to persuade the addressee to buy it, that one of amusing, informing, misinforming, worrying or warning (Cook 2001: 10). Holloway describes the three objectives of advertising in three words: “informing, persuading and reminding” (2004: 265). A further definition of advertisements is provided by Berger who defines it as “a genre of communication that uses words and images to convince people exposed to the advertisement to purchase the product or service being promoted” (2004: 71).

Bhatia explains that advertising “has become one of the most dynamic and

innovative forms of discourse today, which in turn has influenced the construction, interpretation, use, and exploitation of most other forms of [...] genres, thus invading their territorial integrity to create appropriated, embedded, mixed, or hybrid forms of discourse” (2005: 225). In this regard, the features of advertising have gradually been adopted by several genres and as Fairclough states “consumer advertising has been colonising professional and public service orders of discourse on massive scale, generating many new hybrid partially promotional genres” (1993: 141). On this point, Lemke also notices that “[a] text may show some features of two or more classic genres for many reasons, from artistic dynamism and creativity, to dual institutional functioning” (2005: 54). This process, whereby lexico-grammatical and/or rhetorical features of one genre ‘invade’ another, is referred to as *invasion of territorial integrity* (Bhatia 2005: 219-220) which can also be defined as ‘mixing of genres’. The author explains that within this phenomenon the boundaries between genres have become blurred due to several factors such as “the explosion of information technology and the new media and also the overpowering influence of promotional activities in today’s overly competitive world” (Bhatia 2005: 220). However, although genres belonging to a colony, as promotional colony, tend to overlap and mix with regard to some features, they are all characterised by the shared communicative purpose, in this case to promote a product or service.

One of the most typical strategies used in advertising is what is commonly known as *product differentiation* (Bhatia 2004: 63; Bhatia 2005: 216). This essential element refers to “detailed product information, but also the evidence to support [the] claim about what makes a product different from that of [the] competitors” (Bhatia 2004: 63). The most common type of product differentiation is accomplished by “offering a product description which is good, positive, and favourable” (Bhatia 2005: 216) through the values of ‘description’ and ‘evaluation’ (Bhatia 2004: 64). Further rhetorical moves are usually used in advertisements to persuade potential customers to buy the product or service they promote. The generic structure of advertisements in terms of rhetorical moves can be seen in Table 2 below (Bhatia 2004: 64; Bhatia 2005: 214). As pointed out by the author “[i]t is very rare to find all the moves in the same advertisement ad in the same order” (Bhatia 2005: 215).

Table 2 Move structure in advertisements (Bhatia 2004: 65)

Move structure in advertisements

1. Headlines (for reader attraction)
2. Targeting the market
3. Justifying the product or service
 - *by indicating the importance or need of the product or service and/or*
 - *by establishing a niche*
4. Detailing the product or service
 - *by identifying the product or service*
 - *by describing the product or service*
 - *by indicating the value of the product or service*
5. Establishing credentials
6. Celebrity or typical user endorsement
7. Offering incentives
8. Using pressure tactics
9. Soliciting response

In the result section, the structure of the listings in *Airbnb* is analysed and compared to the move patterns shown in Figure 2 above, illustrating similarities and differences. This will indicate the promotional purpose of the genre under investigation, and their structure will show the relation to the colony of promotional genres.

With regard to the tourism sector, advertisement plays a significant role in promoting a particular place and/or services, while trying to attract people's attention through the use of persuasive devices. Consequently, as pointed out by Ip "the objectives of tourism advertising are no different from those of advertising for other products" (2008: 2), and the definition of advertisement provided above can be applied to tourism advertising too.

4.2 Previous studies

On the basis of English for Specific Purposes genre analysis theory, a number of studies have examined different genres in the field of tourism. Luo and Huang (2015) analyse thirty-five American tourism brochures investigating their rhetorical move structure taking into consideration Bhatia's move-structural model in advertisement (Figure 2 above). In this study, some moves and strategies in Bhatia's model have been adjusted to form a generic structure used in tourism brochures, leading to the result that American tourism brochures are composed of eight moves (attracting tourists' attention; targeting the market; establishing credentials; highlighting specialties; detailing the tourist

destinations; offering incentives; providing service information; soliciting responses). On travel brochures, Nguoi (2016) also investigated this genre concerning its move structure collecting data from six printed travel brochures, chosen randomly from three different countries (Australia, Malaysia and Singapore). She concludes that travel brochures consist of nine moves identifying the four most prominent ones, namely appraising the products, establishing credentials, offering incentives, and urging action. Regarding the same genre, Mongkholijuck (2008) reports nine moves in the study of tourist attraction leaflet from Thailand. The author identifies five obligatory moves (identifying the name of tourist attraction; providing the background of the attraction; describing the attraction; providing service information; providing further contact information) and four optional moves (indicating the regulatory authority of the tourist spot; providing the background of the province; providing instructions to tourists; claiming copyright). Similarly, Huang (2015) conducts a genre analysis of brief tourist information (BTI) texts on websites of tourism destination identifying their move patterns. He finds that ‘establishing credentials’ is the only obligatory move of BTI texts and that moves such as background information, headline, soliciting responses, and directive information serve an important tool in the genre but they play a secondary role. Despite the variety of genres, the above mentioned studies reveal that genres belonging to the field of tourism tend to include same or similar moves, sharing similar information and probably communicative purposes.

Some of the studies just mentioned do not only investigate the rhetorical structure of their genres, but also specific language features used in the tourism sector, in particular what is commonly known as ‘persuasive language’. “Persuasion has been understood as language that attempts to change or reconfirm the opinion and behaviors of an audience” (Halmari & Virtanen 2005: 229). But while the concept of persuasion is as old as humanity, the linguistic forms of persuasion are not fixed, inflexible and unchanging (Halmari & Virtanen 2005: 229). Therefore, “persuasive language [...] tends to be creative and attention-drawing, exploiting language resources to the maximum with catchphrases, emotive words, informal expressions and striking metaphors and comparison to appeal to the reader” (Labrador *et al.* 2014: 40). As a discourse, tourist promotion is organised in a persuasive manner in order to attract tourist’s attention. Consequently, the language in the tourism sector is used to achieve the elements of persuasiveness and attractiveness (Salim, Ibrahim, Hassan 2012: 136-137). As a result, persuasion is a fundamental element in tourism discourse and plays a significant role

because it “is needed to influence potential tourists. [...] It involves the use of verbal messages to influence attitudes and behaviour. Though the framework of persuasion, verbal messages are deliberated to affect the hearts and minds of the audience” (Salim, Ibrahim, Hassan 2012: 139). With regards to this, “tourist promotion is based on glamour (bewitchment)” (Dann 1996: 56), and the language of tourism “tends to speak only in positive and glowing terms of the services and attractions it seeks to promote” (Dann 1996: 65).

In addition to the analysis of the move structure at macro-level, Huang’s study (2015) aims at investigating typical linguistic choices of English BTI texts at the micro-level within each move. The most apparent linguistic feature of the corpus is “the frequent use of active, favourable adjectives, which highlights the positive features of the places described and the services offered” (Huang 2015: 196). Some examples include the following adjectives: *spectacular*, *beautiful*, *magnificent*, *perfect*, with some superlatives such as *largest*, *biggest* which “create an aura of uniqueness” (Huang 2015: 196). Moreover, some specific vocabulary and expressions related to tourist experience are found, such as *visitor centre*, *ticket office*, *car parking*, and *gift shop* (Huang 2015: 197). Persuasiveness can also be achieved by the use of the imperative mood which creates a feeling of urgency to make a reservation (Huang 2015: 198). As it can be seen in several tourism genres, the use of pronouns prevails. In particular, the second person pronoun *you* is “often used to address the reader so as to effect an interpersonal tone” (Huang 2015: 198). By addressing the reader using *you*, an informal friendly personal tone is created. Furthermore, the second person pronoun *you* can have a persuasive effect in placing the readers at the centre of the attention and therefore winning their “cordial fellowship” (Huang 2015: 198). The first person plural pronoun *we* plays a similar role because it shows “the writer’s willing attitude to do something”, therefore being available and helpful with future customers (Huang 2015: 198). Thus, it can be said that the pronouns *you* and *we* work as persuasive devices and establish a conversational and informal style.

A further study that emphasises the predominant use of adjectives is the one conducted by Kang and Yu (2011) who analysed the stylistic features of tourism English from official tourism websites of Britain and the U.S. As for the previous study, the adjectives used in the analysed texts are “descriptive and agreeable, possessing commendatory meaning with positive emotion instead of derogatory meaning with negative emotion” (Kang & Yu 2011: 134). The adjectives used are very similar to those mentioned in the previous study, for instance, *beautiful*, *spectacular*, *famous*, *grand*,

great, popular, natural. Moreover, superlative adjectives such as *largest* convey strong positive emotions and therefore persuade the tourists in their choice. Moreover, the authors highlight that a large number of proper names are used in tourism to describe places, attractions, famous people in order to show the beauty and magnificence of a particular place. This, consequently, plays a significant role in persuading future tourists. They also mention a high percentage of scenic nouns (*lake, river, mountain, island, museums*) and units of measurement (*miles, acres*) which gives assistance to the description and location and direction. Lastly, Kang and Yu draw attention to two verbs among the top keywords: *visit* and *enjoy*. They explain that “[t]he employment of these two words is in accordance with the intention of tourism [...] that is to arouse more and more tourists to come to visit and enjoy the beauty of nature” (2011: 134).

Next to the move analysis, Nguoi (2016) focuses on ‘descriptive adjectives’, especially on evaluative and emotive (EE) adjectives, as linguistic strategies used as persuasive force in her analysis of travel brochures. In particular, the author explains that some linguistic strategies are related to the use of adjectives, namely euphoria and ego-targeting (2016: 34). Euphoria is represented by the use of positive and glowing adjectives in order to appeal to future customers. Examples include *exciting, spectacular, gorgeous, beautiful, amazing, awe-inspiring, magnificent, stunning, fantastic, exquisite, fun, stylish* and *enjoyable*. “[E]go-targeting is a technique used to emphasize the grandeur of an attraction” (Nguoi 2016: 34). Adjectives such as *best, special, unique* and *top* are used to highlight the majesty of a particular place or attraction and these special qualities are there just for ‘you’. Consequently, the dialogic structure *we/you* is used “to create the so-called pseudo-dialogue so as to imply that you are the special one who deserves the best in everything” (Nguoi 2016: 34). The author concludes that “subjectively evaluative adjectives are more effective than factual adjectives in portraying a positive image in promotional texts” (Nguoi 2016: 40).

Ego-targeting is also mentioned by Francesconi (2011) who investigates tourist brochures of Malta and identifies that “[p]ivotal verbal items in the language of tourism are personal pronouns” (2011: 350). Francesconi explains that the linguistic strategy of ego-targeting is realized through the use of the second person pronoun *you* and the corresponding possessive adjective and reflexive pronouns. This promotional strategy directly addresses the reader and consequently singles him/her out from the mass, making him/her feel unique (Francesconi 2011: 351). The author also mentions the use of the first person plural pronoun *we* which is, however, less dominantly used than *you*. It can be

said that the use of the second person pronoun *you* highlights the writer-reader relationship, enabling the former to be friendly while the first person pronoun *we* creates a sense of solidarity with the addressee. Iborra and Garrido (2001) also investigate the genre of tourist leaflet finding that there is a connection between the personal pronoun *you* and the modals such as *can* and *will*. They elaborate that *you* and the modals are used to indicate the offered possibilities and to attract the visitors' attention. Moreover, they also find imperatives as devices to encourage the readers to do something, in this case to visit a place.

The importance of the use of adjectives in tourism language is also mentioned in the study by Ip (2008). The author, based on the comment made by Febas Borra: "the discourse of tourism is a form of extreme language" (1978: 70), explains that the 'extremism' "is reflected in the use of superlative adjectives [...]. If a view is 'the best', there can be nothing better" (Ip 2008: 6). This brings the author to conclude that "the discourse of tourism has a tendency to exaggerate" (Ip 2008: 7). Within this 'exaggeration', Ip identifies some strategies such as hyperbole and metaphors. Moreover, within the grammatical choice, imperatives and directives are found with the function to influence the addressee to do (or not do) something (Ip 2008: 7).

The investigation of promotional language shows that the use of adjectives, personal pronouns (*you/we*), modals and imperatives tend to occur very frequently in tourist genres and consequently are used as persuasive devices. All the results from the above mentioned studies will be used in the discussion section of this thesis to find if listings in *Airbnb* employ the same or similar linguistic strategies in order to promote the offered accommodations and therefore to persuade the reader.

5 Research design

5.1 Airbnb

As mentioned in the previous sections, the growth of the Internet has had a significant effect on several domains of people's lives and one of these is tourism. Today, tourism largely relies on technology and information and communication technology (ICT) has become a fundamental support in the tourism sector opening the door to innovation. Tasks such as "direct contact with clients, entertaining and services for clients, communication with customers and partner" (Zekanović-Korona & Grzunov 2014: 1575) are possible through ICT. The first significant computer-based innovation was the introduction of tourism booking systems, which appear to be indispensable in today's tourism field.

Nowadays, it has become commonly widespread for tourists to act as their own travel agents, planning their holiday by using various forms of travel services. The advantage of this way of 'doing tourism' relies on the fact that it does not involve costly agency arrangements. Moreover, people are rather free to organise their trip by being able to book "a desired type of accommodation in the desired destination and with the price range that is the most acceptable to the traveller, in either modest or luxurious accommodation" (Zekanović-Korona & Grzunov 2014: 1576).

The number of online facilities that offer this kind of system is increasing and a worldwide example of such a service is *Airbnb*. *Airbnb* belongs to what is known as 'sharing economy' or 'collaborative consumption' or 'peer-to-peer' (P2P) marketplace, which recently has emerged and grown in the tourism industry (Zekanović-Korona & Grzunov 2014; Heo 2016; Guttentag 2015; Varma *et al.* 2016; Bridges & Vásquez 2016; Ert, Fleischer & Mager 2016; Liu & Mattila 2017; Wang & Nicolau 2017; Tussyadiah 2015). The sharing economy is "a socio-economic system that coordinates the peer-to-peer-based activity of obtaining, giving, or sharing the access to goods or services through community-based online services [and it is] the result of technological and socio-economic progression" (Wang & Nicolau 2017: 121). Heo states that the term 'sharing economy' was added to the Oxford Dictionaries in 2015 which defined it as "[a]n economic system in which assets or services are shared between private individuals, either for free or for fee, typically by means of the Internet" (Heo 2016: 167). Therefore, peer-to-peer marketplaces involve individuals, consumers who deal directly with other individuals, and sellers within a marketplace platform held by a third party (Ert, Fleischer & Magen 2016: 62).

Airbnb is the most prominent company in the field of tourism that has pioneered this kind of business enabling individuals to rent their living space or unoccupied rooms for a short period of time to tourists. *Airbnb* was founded in 2008 and based in San Francisco, California. Airbnb describes itself as “a trusted community marketplace for people to list, discover, and book unique accommodations around the world – online or from a mobile phone or tablet” (<https://www.airbnb.com/about/about-us> 4 May 2017). It is basically an online platform through which people rent any kind of space, such as “an apartment for a night, a castle for a week, or a villa for a month” (<https://www.airbnb.com/about/about-us> 4 May 2017) in more than 65,000 cities and 191 countries and used by more than 150,000,000 guests who everyday have access to it (<https://www.airbnb.com/about/about-us> 4 May 2017). According to the definition of ‘social media’ provided by Page *et al.* (2014: 15) in Section 2, *Airbnb* can be defined as such. As a matter of fact, it is an Internet-based service that “promote[s] social interaction between participants” (Page *et al.* 2014: 15) whose context is created by a network of participants and reaches a large number of audiences through several “technologies used to transmit messages from one participant to another” (Page *et al.* 2014: 15), including laptop, mobile phone and tablet.

The spaces offered on *Airbnb* vary widely but usually include an ‘entire home’ (have a place to yourself), or ‘private room’ (have your own room and share some common spaces) or ‘shared room’ (stay in a shared room like a common space) (<https://www.airbnb.com/s/homes> 4 May 2017). The host of the rented place may be living there during the tourists stay or may be absent (Guttentag 2015: 1193). In order to book or rent out an accommodation, one must create an *Airbnb* profile. The way *Airbnb* works is similar to traditional accommodations booking websites: people search for a destination, select travel dates, number of guests, room type, price range, and if desired more filters which include number of beds, amenities, facilities, house rules, neighbourhoods and host language. Subsequently, the website returns a list of available places, named ‘listings’ (<https://www.airbnb.com> 4 May 2017), which can be selected by the individuals for greater details. When interested in a particular accommodation, tourists will send their reservation request and/or message in order to show interest, possibly asking questions and providing information about the travel. Consequently, the host can answer any questions and may or may not accept the reservation request. If it is accepted the two parties can communicate about further information (Guttentag 2015: 1193).

Despite being a relatively new and recent marketplace, *Airbnb* has been the object

of study of various analyses in several fields in recent years. Varma *et al.* (2016) “investigate the *Airbnb* phenomenon from the dual perspective of their customers and competitors” (Varma *et al.* 2016: 228 [my emphasis]) discovering that there are significant differences between the type and motivation of people that book accommodations using *Airbnb* and those that book traditional hotels. From the point of view of hotel executives, it has emerged that *Airbnb* is not considered a serious competitor in the tourism industry, while smaller and mid-range hotels see a possible threat of loss of business in the advent of this new marketplace. Wang and Nicolau (2017) aim at identifying the price determinants of sharing economy based on accommodation offers in *Airbnb*. They determine twenty-five variables within five categories (host attributes, site and property attributes, amenities and services, rental rules, and online review ratings) as possible factors that can influence the price. Liu and Mattila (2017) explore the interaction effect of advertising appeal (belongingness vs uniqueness) and customer’s sense of power (low vs high) on click-through and purchase intentions. Their findings suggest “that powerless individuals respond more favorably to the belongingness appeal, whereas powerful individuals react more positively to the uniqueness appeal” (Liu & Mattila 2017: 33). Tussyadiah (2015) analyses the drivers and deterrents of the collaborative consumption in the tourism industry. The author reveals that the factors that drive the use of peer-to-peer accommodation are related to “social aspects of sustainability and community, as well as economic benefits” (Tussyadiah 2015: 817), while motivations that deter the use of sharing economy in the tourism sector include “lack of trust, lack of efficacy with regards to technology, and lack of economic benefits” (Tussyadiah 2015: 817). Zervas, Proserpio and Byers (2014) in their study based on the U.S. state of Texas reveal that a 1% increase in Airbnb listings causes a decrease of .05% in hotel incomes. Later, the same authors analyse more than 600,000 listings on *Airbnb* worldwide, reporting that nearly 95% of them “boast an average user-generated rating of either 4.5 or 5 stars (maximum)” (Zervas, Proserpio & Byers 2015: 1). Ert, Fleischer and Magen (2016) conduct a complementary study investigating whether personal photos of hosts on *Airbnb* affect consumers’ decision. Their findings conclude that customers are influenced by both product attributes, like apartment size and location, and seller attributes, such as reputation and visual appearance. While the first is obvious, the seller attributes, in particular photos, play a significant role in choosing accommodations.

5.2 Data collection

Although several researchers have started to explore the (new) marketplace of *Airbnb* from different angles and in several fields, such as sociocultural and economic aspects, little has been investigated on *Airbnb* linguistically. To my knowledge, the study by Bridges and Vásquez (2016) is one of the few that conducts a linguistic investigation of *Airbnb*. In particular, the authors collected 400 publicly available reviews posted on the website in the period between March and September 2015. The sampled reviews were collected from four large cities in the U.S.: Portland (NW), Albuquerque (SW), Philadelphia (NE), and Atlanta (SE). For each city, 100 reviews were sampled: 50 from guests' perspective of properties, and 50 from hosts' perspective of guests. The study used the concordancing Software AntConc in order to investigate linguistic patterns of evaluation, word frequencies and co-occurring patterns of words of both positive and negative reviews. Their findings suggest that most of *Airbnb* reviews are characterized by the same set of linguistic resources, identifying the majority of reviews as positive, "which in turn makes *Airbnb* reviews, on the surface, appear to be quite similar to one another. However, a micro-analysis comparison of positive reviews reveals that less-than-positive experiences are sometimes communicated using more nuanced, subtle cues" (Bridges & Vásquez 2016: 1 [original emphasis]).

Since this study conducts an analysis of *Airbnb* from a linguistic approach, it is used as a basis for the present project. By the same token, for consistency reasons, my project will approach listings written in the English language from the same cities mentioned in the study by Bridges and Vásquez (2016), namely Portland, Albuquerque, Philadelphia, and Atlanta. In particular, the data set collected for this study consists of 100 listings publicly available on the *Airbnb* website. For each city, 25 listings were sampled following specific criteria. *Airbnb*'s website allows potential customers to filter their search considering three possible 'room types': entire place, private room, shared room. The present project restricts its sample to properties only belonging to 'private room', where guests have their own room and share some common places. Another filter used by customers to restrict their research is the 'price range', where it is possible to choose the price limits per night. The present sample of listings was retrieved choosing the price range between €50 and €100 per night. *Airbnb* also allows to select the number of guests providing three possibilities: adults, children (ages 2-12), infants (under 2). The listings selected for the present analysis were chosen filtering the number of guests to 2 adults. The last criteria taken into consideration when selecting the sample was the number of

rating stars. In fact, the listings chosen for the present analysis have a rating of either 4 or 5 stars (the maximum). The data was collected between the 21st and 28th of March 2017, by taking screenshots² for each selected listing using a portable laptop. It should be noted that due to readability reasons more than one screenshot per listing was taken. The following summary reviews all the criteria chosen when selecting the 100 listings:

- Written in English
- From four U.S. cities: Portland, Albuquerque, Philadelphia, Atlanta
- 25 listings per city
- Price range: between 50€ and 100€ per night
- Room type: private room
- Number of guests: 2 adults
- Number of rating stars: between 4 and 5³

5.3 Research questions

Following the description of the data set, it is now important to describe the aim of the current project outlining the research questions the present study tries to answer. In the same way as the study by Bridges and Vásquez⁴ did, the present project aims at analysing the lexical and grammatical features of listings in *Airbnb*, answering the following question:

RQ-1) What lexical and grammatical features are characteristic of listings in *Airbnb*?

This question will be answered with the help of a corpus-based analysis of the textual part of the listings. The analysis itself will be conducted with the help of the AntConc Software as also suggested by Bridges and Vásquez, taking into consideration wordlist, keywords, concordances, and clusters as units of analysis. As a reference corpus, the Corpus of Contemporary American English (COCA) will be used. This corpus seems to be appropriate since the selected listings are from the U.S.

With regard to the units of analysis, the *Wordlist* generates “all the words in your corpus” (Froehlich 2015) and in this case, it shows the word list based on the selected listings texts, which are sorted in terms of frequency. As for the *Keyword List*, it shows “comparisons between two corpora” (Froehlich 2015) generating a list of words divided

² Due to layout reasons, screenshots are not included in the appendix, but only the textual part.

³ Sometimes it was not possible to find listings with 4 or 5 rating stars, so listings were chosen following the other criteria.

⁴ RQ-2 and RQ-3 were not investigated in the model study.

into positive and negative. Positive keywords are those that appear more frequently, while negative are less common. For the present project, the comparison is between the ‘listings corpus’ and the COCA. As a next step, the *Concordance* tool shows “what [is] known as a Keyword Context view [KWIC]” (Froehlich 2015), displaying “every time the word [X] appears in your corpus [...], and some context for it” (Froehlich 2015). Here, the investigated lexis will be explored analysing its environment/co-text. The last step of the lexical analysis involves multi-word units or N-Grams through the *Cluster* tool which searches the entire corpus for clusters with a length of a certain number of words to find common expressions in the investigated corpus.

The second research question concerns the analysis of the move structure of the genre under consideration, trying to answer the following question:

RQ-2) What move structure is characteristic of listings on *Airbnb*?

In order to provide an answer to this question, the sampled listings will be analysed through a hand-tagged move analysis, trying to discover if listings on *Airbnb* follow a fixed structure and therefore moves. Moreover, due to the promotional nature of the genre under analysis, the move structure in advertisements provided by Bhatia (2004: 65) will be taken into consideration and the findings will be compared with it in order to find out similarities and differences. Furthermore, moves will be classified as ‘conventional’ or ‘optional’ (Biber, Connor & Upton 2007: 24) with regard to their frequency. The guidelines provided by the platform on *Airbnb* itself are essential for this phase since they supply fundamental information for the analysis.

The last research question in this project is the following:

RQ-3) In what regards can listings on *Airbnb* be considered an online genre?

Addressing this RQ will result in the summary of the findings of the previous RQs and outline a detailed description of the genre under investigation, particularly in terms of communicative purpose(s) and discourse community (Swales 1990; Bhatia 1993). Furthermore, the literature review provided in Section 3 will be taken into account in order to describe the characteristics of listings on *Airbnb* as an online genre.

6 Results and discussion

In this section, I provide and analyse the findings of the present project. The section is structured in accordance with the research questions. In section 6.1, I analyse the lexical and grammatical features of listings on *Airbnb*. This will be followed by the move analysis and the final section will present a detailed description of the genre under investigation, with regard to communicative purpose(s) and discourse community.

6.1 Lexical and grammatical features

In this subsection, I discuss the results of the analysis of the lexical and grammatical features of the textual part⁵ of the listings (for example, *the open and comfortable space features a queen size bed, comfortable seating area, dresser, flat screen TV, ceiling fan, dining table and open windows. You will appreciate the character of the room and all of the details that will make your stay feel relaxed. The shared bathroom space is just a few steps from your room and is well appointed*). The compiled corpus consists of a total of 44,014 words, including 7,857 words from Albuquerque texts; 11,167 from Portland texts; 12,793 from Atlanta texts; 12,197 from Philadelphia texts. The AntCon Software was used to conduct this analysis in order to answer the first RQ: what lexical and grammatical features are characteristic of listings on *Airbnb*?, taking into consideration wordlist, keywords, concordances, and clusters as units of analysis.

6.1.1 Keyword List

As a first step, a word list of the listings corpus was generated, showing all the words in the corpus which were sorted by frequency. Subsequently, the *Keyword List* tool was selected to compare the present corpus with the reference corpus in order to find the genre specific words which have a higher number of occurrence than in the reference corpus (COCA). The following table shows the first 100 most frequent key words. Proper nouns, articles, prepositions, and conjunctions were removed from the list.

⁵ The textual part refers to Move 6 *Detailing the product* (Section 6.2).

Table 3 Keywords

N° Freq	Keyness	Keyword	N° Freq	Keyness	Keyword
881	4.239.664	is	82	313.517	guest
807	3.642.234	you	62	312.781	enjoy
490	2.450.890	are	71	311.382	when
491	2.419.180	we	67	307.161	located
319	1.597.966	our	106	301.736	space
335	1.558.048	your	78	299.720	station
298	1.420.203	have	79	292.143	coffee
252	1.151.372	will	78	282.936	here
303	1.106.041	room	81	279.646	around
218	963.025	there	75	278.244	walking
199	850.006	can	57	274.705	blocks
164	822.628	guests	62	273.713	minutes
199	814.550	that	67	271.760	need
158	791.103	also	75	262.780	some
150	742.877	has	56	255.387	welcome
235	730.309	it	59	255.013	airport
157	698.204	this	54	249.531	comfortable
295	681.793	i	62	244.790	ll
135	642.738	available	51	243.600	provide
217	638.010	house	62	239.433	am
140	632.203	kitchen	59	235.973	dining
192	627.973	be	57	232.132	miles
120	619.153	xa	76	225.411	close
127	611.597	bathroom	71	223.018	other
162	591.281	bed	99	221.535	not
122	570.861	neighborhood	45	217.717	shops
117	564.990	downtown	53	215.685	quiet
153	554.302	street	70	210.882	minute
119	550.886	very	50	207.174	shared
107	550.353	restaurants	44	202.828	few
141	549.145	private	63	202.058	make
116	526.905	parking	81	193.951	do
135	523.245	my	38	193.280	includes
120	496.590	access	42	192.613	porch
104	483.080	please	64	191.857	take
123	476.734	walk	61	188.525	may
123	459.175	park	44	187.409	privacy
127	446.331	just	71	184.434	floor
97	426.886	queen	63	180.526	get
102	409.069	bedroom	47	178.745	they

86	404.582	which	40	178.335	both
99	397.461	bus	38	176.598	historic
105	361.395	living	56	175.324	bike
118	345.194	area	45	174.415	want
126	340.097	so	49	172.043	distance
117	338.248	city	70	170.718	center
85	330.330	stay	39	169.541	bars
158	317.040	home	41	166.345	its
97	316.570	away	36	162.100	rooms
110	315.248	use	33	160.757	patio

From the Table above, it can be seen that among the most common frequent words in the textual part of the listings are the personal pronouns *you*, *we* and the corresponding possessive adjectives *your*, *our*. As already observed in previous studies in the tourism area, the use of personal pronouns *you* and *we* highly prevails. Francesconi (2011) and Nguoi (2016) talk about ‘ego-targeting’, explaining that the promotional strategy of using *you* directly addresses the reader and consequently singles him/her out from the mass, making him/her feel unique. The use of *you* and *we* can be also considered as a persuasive device (Huang 2015: 198), where the former is used to put the reader at the centre of attention, while the latter to show the writer’s willingness to do something, namely to be available to help the other. Moreover, through the use of the personal pronoun *you* an informal and friendly tone is established.

Table 3 above also shows a low presence of adjectives which according to Yang are “the major group of promotional lexis” and usually “exhibit a strongly promotional and subjective voice” (2013: 59). Interestingly, in the generated keyword list there are only few adjectives, namely *available*, *private*, *comfortable*, *quiet* and *historic*. This unexpected result leads to the conclusion that listings on *Airbnb* are particularly not characterised by the use of adjectives of degree which are usually used in promotional texts to describe the provided services or goods. Unlike previous studies (Huang 2015; Kang & Yu 2011; Nguoi 2016; Ip 2008), which have shown that promotional language within the tourism sector is usually marked by the use of favourable adjectives employed to highlight the positive features of places and services, the use of this promotional device is not widespread in the genre under investigation.

From these first observations, it can be said that listings on *Airbnb* promote the goods they offer trying to persuade and attract future customers through the persuasive device of the personal pronouns *you/we* rather than employing adjectives.

The textual part of the genre under investigation consists of the description of the accommodation offered by hosts. This is probably the reason why it is possible to encounter a large number of nouns as shown in Table 3. As one might expect the type of vocabulary that appears in the corpus is accommodation-related, including words such as *room, guests, house, kitchen, bathroom, neighborhood, downtown, bedroom, space, distance*, and many others displayed in the table above. Such lexis is used to describe the rented space and all the details related to it, and therefore it can be inferred that another communicative purpose characteristic of listings on *Airbnb* is to provide future customers with detailed information about the hosts' places.

Among the most common key words there are also modal verbs. In particular, as shown in Table 3 *will* and *can* are the most used modal verbs in the corpus.

In the following subsection, some grammatical and lexical features shown in Table 3 will be analysed with the help of the *Concordance* tool from the Software in order to examine their frequency and the context. Specifically, particular attention will be paid to person pronouns and corresponding adjectives, some adjectives, and modal verbs.

6.1.2 Concordances

The next step is the analysis of the concordances of the aforementioned characteristic words which were identified with the help of the *Keyword List* function. The *Concordance* tool of AntConc Software helps investigate the typical use of the searched terms in the sample texts. As already observed in the previous sub-section, the use of personal pronouns and corresponding adjectives prevails and plays an important role in the language of tourism as promotional device. The personal pronoun *you* appears to be the most frequent personal pronoun in the analysed texts. Overall it is employed 807 times. Following are few examples provided by the *Concordance* tool which demonstrates the typical use of *you* in the listings corpus.

- (1) have bikes **you** can use free of charge. **You** can use the kitchen on the second floor
- (2) toaster oven. Everything should be in there for **you**, **you** will not need to access the house
- (3) pleasant as possible. We look forward to welcoming **you** to our home! Derek & Leon Guests will have
- (4) with TV and a desk to work from. **You** will also have private use of the front
- (5) for your arrival. The apartment is free for **you** to access and feel at home! The only

- (6) permit. Once **you** stay in our Portland Suite, **you** will never want to leave! One of five
- (7) often have personalized recommendations ready for **you** when **you** arrive - this is especially useful if
- (8) the green light rail station that can take **you** to downtown. And if **you** walk further west
- (9) without paying for pricey downtown lodging. Here **you** will enjoy a comfortable stay where
- (10) and then **you** are on your own unless **you** need me. I am happy to offer recommendations

The role of the personal pronoun *you* has been investigated in a number of studies which have demonstrated that it is employed to achieve a significant influence on the audience. Fairclough points out that the personal pronoun helps achieve a “synthetic personalization” which is defined as the “tendency to give the impression of treating each of the people as ‘handled’ *en masse* as an individual” (1989: 62 [original emphasis]). The concept expressed by Fairclough is what has been observed in several studies on tourism which have highlighted the importance of “singling out the individual [...] emphasizing the uniqueness of the individual and the services offered for that individual” (Dann 1996: 186). The use of the personal pronoun *you* allows the reader to feel him/herself at the centre of attention and consequently special and unique, thinking that all the services offered are there just for ‘you’. Even if it is known that there are several ‘yous’, “nevertheless you as an individual have been singled out from all the others for special treatment” (Dann 1996: 187). The use of this strategy was noted long ago by authors of traditional promotional genres and is nowadays incorporated also in online genres. The high frequency of this device in the present corpus demonstrates that the web tries to imitate what is commonly used in interpersonal communication where the personal pronoun *you* is a “marker of interaction with the targeted addressee” (Janoschka 2004: 134). The examples shown above demonstrate that hosts, when writing their listings, prefer to take out the individual from the crowd and to give the online communication a more personal tone. This is also supported by the low frequency number of two other words in the corpus used to refer to customers, namely *guests* and *guest*. In fact, the former is used 164 times while the latter 82 times only (Table 3). This choice may be inferred that people writing listings on *Airbnb* favour an informal friendly atmosphere rather than a formal one. Examples (11) – (15) show how the word *guests* changes the

whole atmosphere, establishing distance between the hosts and future customers. It does not emphasise the uniqueness provided by *you*, but rather it communicates a feeling where the host provides the same services for everybody and not only for the ‘special you’.

(11) fine. I look forward to meeting many new **guests** and sharing my home with them

(12) two rooms I am making available to my **guests**. Both rooms are private but please keep in

(13) hidden gems all around the city for adventurous **guests** who want to explore off the beaten path.

(14) space? Just let me know. Happy to help. **Guests** will have access to all common areas of

(15) **Guests** are welcome to relax in our living room

As pointed out by Janoschka, the use of the personal pronouns can be considered as an imitation of an oral conversation “since they create the impression of an individual interaction between the sender and the target user(s)” (2004: 139). This means that hosts treat their future customers more individually and “integrate them into the communication process” (Janoschka 2004: 39). For instance, in the examples reported above the host describes the services offered directly addressing the reader as if it were a dialogue where all the attention is paid to one person only. This effect is here created through the use of personal pronoun *you*. Other authors explain the use of *you* observing that it aims at “establishing a bond between the persuader and the consumer where the *you* is the consumer” (Christopher 2012: 520 [original emphasis]). Cui and Zhao add that “the process of being involved deepens audiences’ impression and makes them remember the message better, because they have put some efforts in working out the implications” (2013: 26). Furthermore, the same authors indicate that the function of *you* “shortens the distance between speakers and creates an intimate atmosphere” (Cui & Zhao 2013: 27).

In relation to the present genre, it can be inferred that the highly widespread use of the personal pronoun *you* (807 times) is employed as a persuasive device. The examples shown above have demonstrated that the producer of the listing persuades the reader in emphasising that ‘you’ are the ‘only special one’ who deserves all the offered services. This, therefore, creates an informal friendly atmosphere where the distance between participants is reduced as it were in an oral conversation. Consequently, it can be said that listings on *Airbnb* promote their accommodation persuading the addressee to rent it through the use of the personal pronoun *you*.

Another very common pronoun in the present corpus is the first person plural pronoun *we* which occurs 491 times. Fairclough explains that the use of *we* can have two functions. On the one hand, it can be used inclusively, namely it refers to both the reader and to the writer; on the other hand, it can perform an exclusive use where the audience is excluded (1989: 127). In the genre under investigation, *we* is used exclusively as it can be seen in the following examples:

- (16) but **we**'ll be out of your way. **We**'re both very friendly and like conversation
- (17) **We** are happy to share coffee or tea with you, maybe share a meal, but **we** also tend to have a busy schedule
- (18) There is a very comfortable queen bed, and **we** can provide a comfy extra mattress
- (19) **We** do NOT have a microwave! **We** do have a very fancy mini oven that
- (20) **We** live on the main floor WITH 3 CATS
- (21) no kitchen or laundry facilities for guests, but **we** do provide freshly brewed morning coffee in the
- (22) As mentioned several times already, **we** don't share our personal living space
- (23) (our young dogs), and Buster & Fidda (our cats). **We** keep the pets out of your room
- (24) As hosts, **we** are available for communication before, during
- (25) Our neighborhood is quiet, warm, and welcoming. **We**'ve prepared an easy to read customized brochure

The examples (16) - (25) show that *we* refers to the writer only, excluding the reader. This fact does not lead to a distance between the two parties, but it has another function. As already mentioned in previous studies, *we* is usually employed to show “the writer’s willing attitude to do something”, and therefore being available and helpful with future customers (Huang 2015: 198). The first person plural pronoun *we* shows the hosts’ attitude in relation to the guests, their unity in order to satisfy the needs of potential customers. Even examples (19) *We do not have microwave!* and (22) *As mentioned several times already, we don’t share our personal living space* which seem to take distance from the reader, they sound as if the sentences had been uttered during an oral conversation, therefore creating an informal tone. Hence, similar to *you*, the first person pronoun *we* can be considered as an imitation of a dialogue between the sender and the recipient (Janoschka 2004: 139) creating a ‘dialogic structure’ (we and you) (Dann 1996: 187). According to Casañ-Pitarch “first person plural pronouns contribute to deliver an

image of corporate union and team work” and consequently this can spread a sense of tranquillity and security to the audience (Casañ-Pitarch 2016: 40). Moreover, as already mentioned in the analysis of *you*, the use of personal pronouns may help appear more friendly and “link a product or service with the company [or the people]” (Christopher 2012: 518).

In relation to listings on *Airbnb*, hosts tend to use the first person plural pronoun *we* in order to create a sense of union between themselves and future customers, showing their willingness to do team work with their guest. The use of pronouns lessens the distance between the two parties, creating a friendly atmosphere. Consequently, it can be said that, in the same way as *you*, the personal pronoun *we* is used as a persuasive device in persuading potential customers to rent the offered accommodation spreading a sense of familiarity, security and tranquillity.

As one might expect, the corresponding possessive adjectives also appear to be among the most frequent words in the analysed corpus. Specifically, *your* is employed 335 times and *our* 319 times (Table 3). As shown below, a few examples display the use of *your* in the genre under investigation:

- (26) There is at least one bike available for **your** use for no charge. More about the
home
- (27) for over 20 yrs [sic] so am happy to be **your** guide for local and regional sites,
events an
- (28) stay. It's **our** job to make sure **your** stay is perfect. If there is anything you
- (29) front of the house. This includes **your** bedroom, **your** bathroom, and **your** living
room with a small
- (30) the great books of Western Philosophy await in **your** room! **Your** bedroom and
bathroom are privately
- (31) -way street. Parking is on the street with **your** own private entrance through the
keyless
- (32) and new, and will happily interact according to **your** interest. If you prefer
privacy we will be
- (33) **your** clothes. There are two full bathrooms at **your** disposal (one on each floor)
and you are
- (34) problem! There is a laundry room available for **your** use with detergent.
Allergies? We are a pet

(35) am always available to answer questions and make **your** stay as easygoing and warm as possible. We

In the same way as *you*, the possessive adjective *your* behave as a direct form of addressing the readers, paying all the attention to their belongings. As mentioned above, the distance is reduced and an informal tone is established. Concerning the possessive adjective *our*, it functions as its corresponding personal pronoun *we*. Below are some examples taken from the analysed texts showing the use and function of *our*:

(36) approach to hosting is to treat you like **our** closest family and friends and to prioritize

(37) guest access. You are welcome to climb up **our** tree house, if you are brave enough. We

(38) bathroom is recently renovated. You have access to **our** porch, and share **our** deck and garden. Terri

(39) We also set out a 'breakfast basket' for **our** guests with dry foods like oatmeal, grits, and

(40) own entry from the rear of the property. **Our** property is located on a quiet one-way

(41) places to eat, visit, etc. We will provide **our** cell numbers and email when we are out

(42) have any special requests and we'll do **our** best to accommodate you. Your private areas

(43) have full use of **our** TV and Xbox. Use of the Xbox includes

(44) an 15 minutes walking from historic Philadelphia. **Our** area has all the conveniences of the city

(45) and walk from the nearest stop (60th & Glisan). **Our** neighborhood is wonderfully bicycle-friendly

Examples (36) – (45) show the function of *our* which has an exclusive use (Fairlough 1989: 127) referring only to the writer (hosts) and not involving the reader (customers), however without increasing the distance between the participants. In fact, the use of the possessive adjective *our* reveals the hosts' willingness to share their accommodations (and consequently their goods) with future guests, and therefore spreading a sense of familiarity. In this way, *our* as well as *we*, can be understood as a device to persuade potential customers in renting a specific place where they can feel welcomed and accepted in a familiar and informal space.

The next group is the concordances of adjectives. As already observed above, the present corpus is characterised by a low presence of adjectives, which are usually used to “highlight[] the positive features of the places described and the services offered” (Huang 2015: 196). Previous studies have shown that the use of adjectives is highly common within tourism genres playing a persuasive role. Adjectives are used to emphasise the uniqueness of a place or the offered services which are there just for ‘you’. Table 3 shows the frequency of the five adjectives (*available*, *private*, *comfortable*, *quiet* and *historic*) which appear among the first 100 most frequent key words generated by the *Keyword List* tool of the Software. Overall, in the analysed corpus, *available* occurs 135 times, *private* 141 times, *comfortable* 54 times, *historic* 38 times, and *quiet* 53 times. The following examples show the use of the aforementioned adjectives:

- (46) pool with small fitness center can be made **available** for guest use. Bus transportation
- (47) public transportation. There is also a bike share **available** for those who like to pedal around the
- (48) breakfast in your room. Free street parking is **available** across from our driveway. No city permit
- (49) Front porch is **available** for relaxing as well. I will be **available** to answer any questions you may have
- (50) for a well deserved rest. The kitchen is **available** if you would like to cook
- (51) accessible and for your use. I will be **available** mostly in the afternoons and evening

The examples above demonstrate that the adjective *available* is used to describe which services are accessible to the guests. It is also employed to describe the availability of the hosts in relation to their guests: (49) *I will be available to answer any questions you may have*, (51) *I will be available mostly in the afternoons and evening*, transmitting a sense of collaboration and cooperativeness with future customers.

The concordance of the next adjective, *private*, is presented in the following examples:

- (52) Inside, you'll have access to your **private** bedroom, a **private** bathroom
- (53) that includes two bedrooms, a family room and **private** bathroom. They will also have access to
- (54) dernism, Marcel Breuer. LODGING: in addition to a **private** bedroom with **private** bath, guests will

(55) anne couch. There is also a **private** bathroom, **private** roofdeck. Entire third floor, roof deck

(56) Our room is ideal for guests wanting a **private** cozy space without having constant host in

(57) making available to my guests. Both rooms are **private** but please keep in mind that there may

The use of the adjective *private* is rather straightforward and it is employed to indicate which services are particularly reserved to the guests only. Its frequency is the highest in relation to the other adjectives probably because one of the criteria selected to choose the listings was the ‘room types’: private room.

The next adjective is *comfortable* and below are few examples taken from the analysed texts:

(58) this well appointed private room with a super **comfortable** bed dressed in quality cotton linens

(59) a Zen Garden with its large canopy bed, **comfortable** seating area, dresser, flat screen TV

(60) of stairs (25 steps). Retro designed spacious and **comfortable** room that includes a queen size bed

(61) our leisure. The suite is very roomy and **comfortable** for two people. Guest are welcome to

(62) are also another option. The space is a **comfortable** private bedroom with a closet and

(63) Hill neighborhood. While here, you can share the **comfortable** living room or retreat to your own room

Examples (58) – (63) illustrate that *comfortable* is used to provide a subjective and positive evaluation of the described services. Already previous studies have demonstrated that positive and glowing adjectives are used to appeal to future customers and persuade them in doing something, in this case to rent the accommodation. Despite its relatively low frequency (54 times), *comfortable* can be considered to be a persuasive device with the function to influence the addressee to choose that accommodation. In addition, the combination of *comfortable* with other adjectives and adverbs as in examples (58) ... *with a super comfortable bed dressed*, (60) ... *spacious and comfortable room*, (61) *The suite is very roomy and comfortable for two people*, (62) ... *The space is a comfortable private bedroom with a closet* emphasises the persuasive function.

The concordances of the adjective *historic* is presented in the following extracts:

- (64) eet and South Street. Philadelphia is a charming, **historic** city, and our neighborhood is close to
- (65) I respect my guests desire for privacy. The **Historic** Woodstock neighborhood with its shops
- (66) Make sure to check out all of the **historic** churches, old victorian [sic] houses and small
- (67) of Philadelphia. It is a quiet, tree-lined, **historic** street near many restaurants, bars
- (68) Grant Park is on the National Register of **Historic** Places and is also the home of Zoo
- (69) request that they may have. Attractions near by: **Historic** Old Town Isotopes Baseball Park Kirtland

As is shown by the examples above, the adjective *historic* has two uses. On the one hand, it is used to describe places with the intent to emphasise their historicity, and therefore their importance and prestige in history. In this way, it can be considered as a persuasive device with the function to attract people to choose that particular accommodation because it is located in a historic surrounding. Examples (64), (66), and (67) show this function. On the other hand, *historic* is simply associated with proper nouns (examples 65, 68, 69) written with the capital letter and probably belonging to the proper noun itself. The last adjective that occurs among the 100 most common keywords is *quiet*.⁶

- (70) us know what you need! Our neighborhood is **quiet**, warm, and welcoming. We've prepared an easy
- (71) a perfect stay for you. It is a **quiet**, safe and friendly neighborhood.
- (72) utensils, plates, pots and pans. I love the **quiet** serenity of this neighborhood, the safety
- (73) city so just ask! Graduate Hospital is a **quiet**, residential neighborhood close to South
- (74) rating is going strong! Our home is clean, **quiet**, creative, gay friendly and perfectly
- (75) owned shops. Nevertheless, our home is in a **quiet** neighborhood, and your room will be

⁶ Although *quiet* can function as adjective, noun and adverb, the reported example show its adjectival function only. However, its frequency is calculated in relation to all three functions.

Examples (70) – (75) reveal that the adjective *quiet* is used in a similar way as the adjective *comfortable*. Indeed, its function is to spread a positive characteristic of the place described, consequently having an influence on future guests. As can be seen from the extracts above, *quiet* is usually used to describe the ‘neighbourhood’ (example 70, 71, 72, 73, 75), and therefore increasing the sense of tranquillity and security usually desired by guests. Thus, it can be said that, like *comfortable*, *quiet* plays a significant role as persuasive device with the function to appeal to future customers.

The next group of concordances still concerns adjectives. Specifically, the concordances and frequency of those adjectives which are usually highly common in promotional tourism genres and that have been investigated in previous studies (Huang 2015; Kang & Yu 2011; Nguoi 2016; Ip 2008) are investigated. This group involves adjectives such as *beautiful*, *magnificent*, *spectacular*, *best*, and *largest* which do not occur among the 100 most frequent keywords of the analysed corpus (Table 3). Apart from *beautiful* and *best*, occurring respectively 39 and 69⁷ times, the other three adjectives show an extremely low frequency: *spectacular* and *magnificent* occurring only 1 time, and *largest* 4 times. The following examples show how these adjectives are used in listings on *Airbnb*:

- (76) You're also welcome to relax in our **beautiful** living room, or on the front porch
- (77) Our neighborhood is lush, green and **beautiful** with flowering trees and mature landscape
- (78) is surrounded by trees, green spaces and has **beautiful** views of the River and mountains
- (79) warm in the winter. You will enjoy a **beautiful** kitchen with a gas range and all the

As it can be seen in the examples (76) – (79), *beautiful* is used in order to emphasise the uniqueness of a place or service offered to the ‘special you’, portraying a positive image of what is offered, and consequently having an effective influence on future customers. *Best*, being a superlative, is considered to play a significant role in the language of tourism as persuasive device. It is regarded as a tool that shares feelings of ‘exaggeration’ and ‘extremism’ (Ip 2008: 6-7), in order to highlight the majesty of a particular place or service (Nguoi 2016: 34), and therefore influencing the reader that what is offered is there

⁷ The frequency of *best* is relatively high due to the fact that it can function both as an adjective and as an adverb.

just for ‘you’. Shown below are some extracts from the analysed texts that illustrate the function of *best*:

- (80) bars, specialty shops, and some of the **best** coffee in the city there's a lot
- (81) home is located right near some of the **best** restaurants and coffeehouses in Philadelphia
- (82) Explore in galleries, shopping, tasting rooms and **best** restaurants, as well as local events
- (83) try to stay up-to-date on the **best** yoga studios, newest kava bars, and latest

The following examples show the only passages in which *largest*, *magnificent* and *spectacular* are used:

- (84) In October we have the Balloon Fiesta, the **largest** hot air ballon event in the world
- (85) us entertainment facilities, Midtown features the **largest** concentration of arts facilities and organ
- (86) the Woodruff Arts Center, the country's third-**largest** arts campus, and home to the Tony award-
- (87) and the unique Center for Puppetry Arts, the **largest** organization in the U.S. solely dedicated
- (88) Plus there are lots of windows offering a **magnificent** view The bathroom down the hall will
- (89) isted on the National Historic Register. Features **spectacular** city views, 24-hour concierge, rooftop

It can be inferred that *largest*, *magnificent* and *spectacular* are not characteristic of listings on *Airbnb*.

The next group is the concordances of modal verbs. In addition to personal pronouns and adjectives, modal verbs are considered persuasive devices in order to describe the product or service in an appealing way. In the analysed corpus of listings on *Airbnb* the following modal verbs are found (Table 4):

Table 4 Modal verbs

Modal V.	Freq.
Will	252
Would	32
Can	199
May	61
Might	8
Shall	1
Could	9
Must	7
Should	15
Ought to	0
'll	62

It can be seen that the modal verbs *will* and *can* occur most frequently, respectively 252 and 199 times, also appearing among the 100 most frequent keywords shown in Table 3. The contracted form of *will*, *'ll*, appears also in Table 3 and it occurs 62 times. Shown below are few extracts that show the function of *will*:

- (90) around or close by during your stay and **will** be available to help with the apartment or
- (91) The subway is a 5 minute walk away and **will** take you downtown in 10 minutes
- (92) sonal use. A continental, complimentary breakfast **will** be provided each morning of your stay
- (93) built with all new amenities. Your mini fridge **will** come stocked with water bottles. I **will** also
- (94) leave a guide and schedules for you! Guests **will** have access to the entire upstairs, including
- (95) porch and the basement for laundry needs I **will** be around most of time and enjoy getting
- (96) a great sofa in the living room. You **will** have access to the entire house and the
- (97) c Station and \$30.00 off a Zifty Reservation! You **will** also be given a free transit card to
- (98) TV and a desk to work from. You **will** also have private use of the front porch
- (99) are only 3 miles south from downtown where you **will** find the best restaurants, bars, food carts

In the listings, *will* is either used in order to show what future guest will be offered and how hosts will help customers feel welcomed. Iborra and Garrido (2001) examine the

function of *will* in relation with the personal pronoun *you* discovering that together are used to indicate the offered services and to attract the customer's attention, as it can also be seen in the examples above.

The second most frequent modal verb is *can*. It is mostly employed when describing the provided possibilities, facilities and activities. In the same way as *will*, *can* is also frequently used in combination with the personal pronoun *you* in order to show several options offered for the 'unique you', and therefore influencing the choice.

- (100) several breakfast items. You **can** enjoy breakfast in the suite at your leisure
- (101) You will be happiest if you **can** drive and take in as much as possible during your stay
- (102) and a 10-minute bus ride downtown, where you **can** then connect to anywhere you wish to go.
- (103) Take the worlds [sic] longest Tram to the top, you **can** eat at High Finance or have a margarita
- (104) You **can** park off the street by my garden wall
- (105) is on the second floor. There are also bikes you **can** use and
- (106) museums and tourist spots. I **can** also offer suggestion for hidden gems all around the city
- (107) There are only 2 subway lines in the city that work perpendicular. They **can** take you virtually anywhere
- (108) You **can** order food through GRUBHUB delivery service
- (109) We **can** free up space in the garage space for \$9 a night

The predominant use of these two modal verbs correspond to the communicative purpose of listings on *Airbnb*. In order to persuade future guests to rent a particular accommodation, *will* and *can* are typically used to make promises as well as to show all the opportunities offered, and consequently to satisfy the needs of potential customers.

Another modal verb appearing among the keywords displayed in Table 3 is *may* which nevertheless occurs less frequently than *will* and *can*, specifically 61 times. The function of *may* is to show the possibility of an action or permission.

- (110) you with a keyless entry code and you **may** come and go at leisure. Please text me
- (111) for outside entertaining. Office on lower level **may** be used for business or personal use, if

(112) of strollers, the golf course and wetlands. You **may** also wish to stroll along the nature path

(113) At anytime, you **may** snack on designated items in the kitchen and

(114) changed and washed after every guest. But you **may** bring your own bedding if you prefer

Would (32 times) is typically used with a politeness tone towards future guests, as the following examples show:

(115) We love to meet new people! If you **would** like recommendations on the area, we're

(116) if you're savvy at bike riding, i [sic] **would** highly recommend this form of transpo! The

(117) deserved rest. The kitchen is available if you **would** like to cook but I find most people

Further modal verbs include *might* (8 times), *could* (9 times), *must* (7 times) *should* (15 times), and *shall* (1 time) which appear to be very rare and therefore seem to be unusual in listings on *Airbnb*.

6.1.3 Word Cluster

After analysing keywords and concordances, the most common word clusters were identified with the help of the N-Gram tool from AntConc Software. The length of the expression was set for a minimum of three and a maximum of five words in order to obtain meaningful expressions. In the following Table, the first most frequent 20 expressions were selected.

Table 5 Word Cluster

Word Cluster	Freq.
There is a	53
have access to	38
of the house	37
access to the	33
as well as	29
if you are	29
are welcome to	25
if you have	23
a minute walk	22
this is a	21
during your stay	20

feel free to	20
if you 're	20
let us know	20
one of the	20
within walking distance	20
from the airport	19
we have a	19
in the house	18
the house is	18

As can be seen from Table 5 above, the majority of the word clusters reflect the communicative purposes of listings on *Airbnb*, namely to describe the accommodation and to promote it. Word clusters such as *there is a*, *of the house*, *a minute walk*, *this is a*, *from the airport*, *we have a*, *in the house*, and *the house is* are usually employed by hosts to describe the offered accommodation by listing all the facilities and amenities available. Other word clusters, for instance, *have access to*, *access to the*, *are welcome to*, *during your stay*, *feel free to*, and *let us know* can be said to play a significant role as persuasive devices in order to appeal to future customers. Word clusters such as *have access to* and *access to the* are usually associated with the term *guests*, like *guests will have access to* or *have full access to*, emphasising the possibilities that potential guests will have in renting that accommodation. *Are welcome to* and *feel free to* usually occur together with the personal pronoun *you*, such as *you are welcome to* and *(you) feel free to* having a persuasive effect on the audience since they transmit a feeling of ‘exclusiveness’ in relation to the ‘special and unique you’. Politeness is also a characteristic of listings on *Airbnb*, mostly expressed using the term *please* which appears among the most frequent keywords (Table 3) and which generally tends to occur together with the word cluster *let us know*.

To summarise, in this subsection I have analysed some lexical and grammatical features of listings on *Airbnb*, taking into consideration keywords, concordances and clusters. The results demonstrate that personal pronouns are characteristic of the genre under investigation with the function of putting the reader at the centre of attention (*you*) and to show the writer’s availability to help potential customers (*we*). Therefore, *you*, *we* and corresponding possessive adjectives *your* and *our* can be considered as persuasive devices used by hosts when writing their listings. Adjectives, which are often employed in tourism language as persuasive technique to promote places, services, and facilities,

occur in the present genres quite rarely. On the other hand, nouns are typical of listings supporting the communicative purpose of providing a detailed description of the accommodation. As for modal verbs, the most frequent are *will* and *can* with the function to make promise as well as to show all the opportunities offered, consequently satisfying the needs of potential customers. Lastly, word clusters reflect the purposes of listings on *Airbnb*, both to describe the accommodation in detail and to promote it in order to be rented.

6.2 Move analysis

This subsection deals with the analysis of the structure of the genre under investigation. The move analysis is one of the ESP approaches of genre analysis which is investigated here in order to answer the second RQ: what move structure is characteristic of listings on *Airbnb*?. Prior to the analysis of moves, a few general remarks are due regarding the procedures for the present investigation. To begin with, in order to discover the structure of listings on *Airbnb*, the guidelines available on the platform itself have been taken into consideration since they provide fundamental information for the present analysis. Regarding this, one of the most recommended instructions provided by the platform is that listings should include pictures. “Photos attract travelers’ attention, so your listing photos [...] appear throughout your listing description” (<http://blog.atairbnb.com/hosts-new-look> 17 May 2017). “Great photos make a big difference when a traveler is deciding where to stay” (<http://blog.atairbnb.com/travel-seasonality> 17 May 2017). It seems that the fact of including pictures displaying what is described underneath in words is a significant and important feature to consider when becoming host and consequently writing listings. As a matter of fact, all the listings collected for the present project include one or more pictures of the described place and surroundings. However, the analysis of pictures and images is not the object of study of the present project, and therefore they were not considered when taking screenshots. Nevertheless, it can be said that pictures can be regarded as a conventional move since they appear most frequently (Biber, Connor & Upton 2007: 24), specifically in all the listings of the present project.

Other than pictures, the guidelines on the website provide further useful information on what to include in listings. For instance, it is recommended to talk about the neighbourhood, “[t]alk up your neighborhood. Why do you like where you live? What makes it unique? Don’t try to make it into something it’s not, but you can definitely help make it shine. Give guests an idea about how safe and walkable your neighborhood is.

Even if you *know* it's safe, unfamiliar visitors may feel otherwise" (<http://blog.atairbnb.com/spaces-places-guests-want-know-location> 18 May 2017 [original emphasis]). Regarding neighbourhood details, it is suggested to include recommendations "where to eat, engage, explore" (<http://blog.atairbnb.com/spaces-places-guests-want-know-location> 18 May 2017). Additional useful tips include "[g]ive your guests the full details on getting there, getting around, and parking. Minimize anxiety about the key exchanges by letting guests know how it will work on the day they arrive" (<http://blog.atairbnb.com/spaces-places-guests-want-know-location> 18 May 2017). Details on amenities and house rules are also very important as the website itself suggests "clear amenities" (<http://blog.atairbnb.com/what-guests-really-want> 18 May 2017).

After having revised some of the advice which should be included in listings on *Airbnb*, I will present the analysis of the move structure of the genre under investigation. In order to study the structure, the traditional 'from top to bottom' reading was followed. As already discussed in Section 3, the Internet world is characterised by some features such as *fluidity* which leads to the fact that online genres do not have the same obligations and ritualized expectedness as non-Internet genres, and are therefore less 'focussed' (Giltrow & Stein 2009: 11). Regarding the present genre, it is found that listings on *Airbnb* have a very uniform fixed structure which reminds of a table and enables a linear transmission of information. This is probably related to the fact that potential customers need a relatively simple and comprehensible format to look at when they decide to invest their money.

To begin with, all the listings (100) analysed in the present project use a move which can be defined as *Headline*. Figures Figure 3, Figure 4, Figure 5, and Figure 6 below show this move:

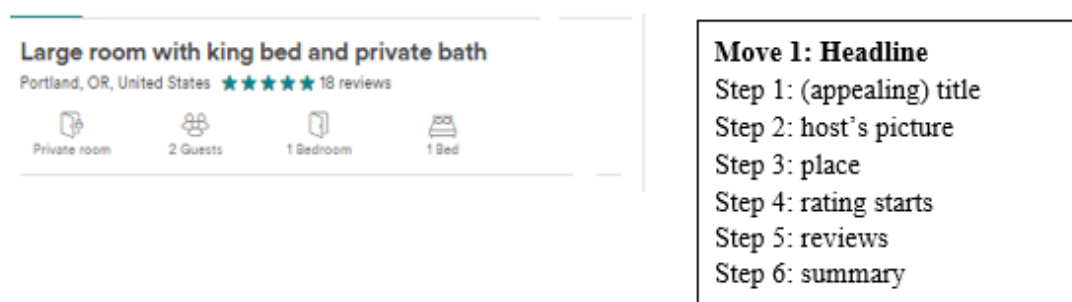


Figure 3 Move 1 Headline Portland

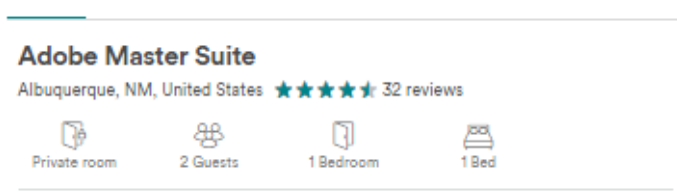


Figure 4 Move 1 *Headline* Albuquerque



Figure 5 Move 1 *Headline* Philadelphia

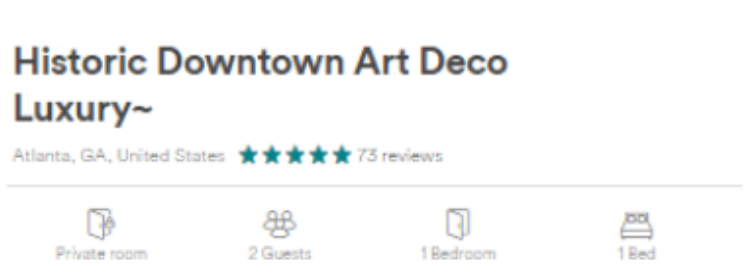


Figure 6 Move 1 *Headline* Atlanta

This move is positioned at the top of the listing and includes several steps or strategies (Swales 1990; Bhatia 1993), such as a title (*Large room with king bed and private room; Adobe Master Suite; Sunny & cozy on Spruce Street, Center City; Historic Downtown Art Deco Luxury*), a picture of the host (deleted), the place (*Portland, Albuquerque, Philadelphia, Atlanta*), the number of rating stars and reviews. It is worth mentioning that the last two steps do not always occur. Potential guests will look at this move in the first place, and therefore it can be said that the aim of this move is to immediately attract the reader's attention. Specifically, the combination of the aforementioned elements has the function to increase the reader's interest in continuing to read the listings and discover what is being offered (with the final consequence of booking the accommodation). In particular, the use of an appealing title is what usually attracts most guests to read more about the holiday accommodation. A significant role is also played by the step or strategy labelled *summary* which includes schematically the most fundamental details regarding what is being provided, (for example, *a private room, two guests, one bedroom, one bed*). In fact, through this summary the customers have the possibility to receive straightaway the most essential information, and therefore decide to be or not to be interested in that proposal. The present move *Headline* can be compared to the move *Headlines* identified

by Bhatia in advertisements used for reader attraction (Bhatia 2004: 65). Furthermore, since this move occurs in all the listings analysed, it can be considered as conventional.

The next move appearing in all the listings analysed is the section following the move *Headline*, and which is entitled in the website as *About this listing* as shown in the figures below:

The image shows a screenshot of an Airbnb listing page. The listing title is "Two-Story Room Chic Skinny Home w/Private Ent/bath". Below the title, it says "Portland, OR, United States" and "★★★★★ 90 reviews". There are four icons representing amenities: "Private room", "2 Guests", "1 Bedroom", and "1 Bed". Below these icons is a section titled "About this listing". The text in this section describes the house as a newly built, clean, contemporary style house located in the heart of NE Portland, convenient walking distance to amazing food, cafes & parks. It also mentions that the neighborhood is quiet, surrounded by trees, and easily accessible free street parking. The text continues: "We have set up your private two-story room in a way that feels more like your very own mini-apartment. Your space has a private entrance and full personal bathroom." At the bottom of the listing, there is a "Contact host" button. To the right of the listing, there are two boxes with annotations. The first box is titled "Move 1: Headline" and lists six steps: Step 1: (appealing) title, Step 2: host's picture, Step 3: place, Step 4: rating stars, Step 5: reviews, and Step 6: summary. The second box is titled "Move 2: About this listing".

Figure 7 Move 2 *About this listing* Portland

In order to have a clearer and understandable move analysis, the name of this section *About this listing* was kept as the label of Move 2. This move is composed of a short description providing a few details about, for instance, the house (*Our newly built skinny house is clean with an airy contemporary style*), the location (*located in the heart of NE Portland*), amenities (*convenient walking distance to amazing food, cafes & parks*), neighbourhood (*our neighborhood is quiet, surrounded by trees, and easily accessible free street parking*) and the room (*We have set up you private...personal bathroom*). Through these few but essential features, this move, in the same vein as Move 1, aims at attracting the reader's attention in order to lead the potential guests to continue their search scrolling down where a more detailed description of the accommodation is offered. The importance of this move is also emphasised by the website itself which states that "[y]our summary at the top can grab a traveler's attention, and your detailed description below will help them learn more about your place" (<http://blog.atairbnb.com/hosts-new-look> 21 May 2017). In Bhatia's words, it can be said that this move plays the role of the 'host's calling card' where his or her credentials are established and the market is targeted (Bhatia 2004: 65). In addition, this move includes the possibility to contact directly the

host clicking on the link incorporated below the description (*Contact host*), in this way “soliciting response” (Bhatia 2004: 64-65). It is worth mentioning that 3 out of 100 listings present a slightly different Move 2. Indeed, as it can be seen in the following figures (Figure 8, Figure 9, Figure 10), these listings do not include any description in Move *About this listing*, but only the link to contact the host. From this, it can be inferred that Move 2 is an obligatory section within the listing structure, but it is the host’s decision to include or not the introductory description.

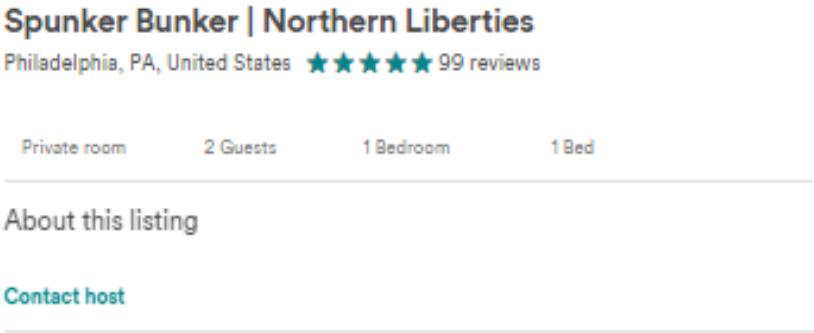


Figure 8 Move 2 *About this listing* Philadelphia

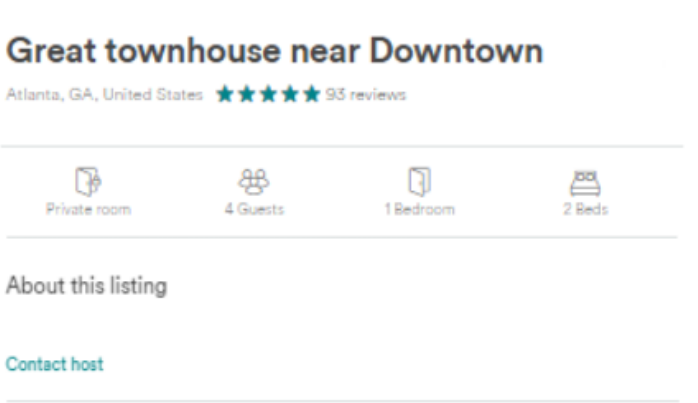


Figure 9 Move 2 *About this listing* Atlanta

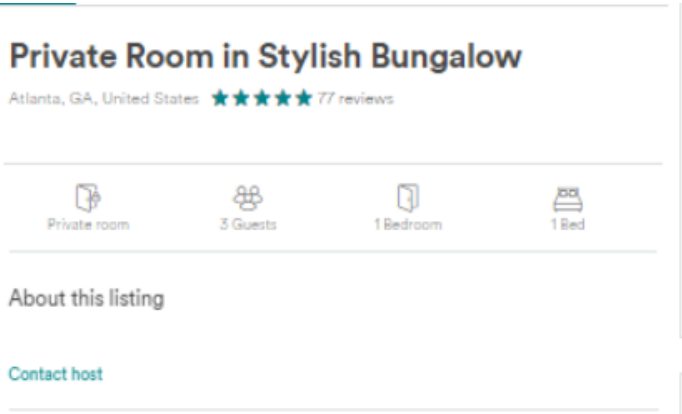


Figure 10 Move 2 *About this listing* Atlanta

The following three moves are characterised by what Bhatia defines “product details” (2004: 64), namely specific and detailed information regarding the space, amenities and price. Figure 11 shows these three moves:

Master Suite, King Bed & City Views

Albuquerque, NM, United States ★★★★★ 71 reviews

Private room

2 Guests

1 Bedroom

1 Bed

About this listing

Easy access, beautiful views, lovely accommodations! Our master bedroom with a king-size bed & private bath are the ideal place to stay while in Albuquerque or passing through. The comfort of a fine hotel, but without its high price or impersonality! (We do have a Portacrib available upon request).

Contact host

The space

Accommodates: 2
Bathrooms: 1 (Private bathroom)
Bedrooms: 1
Beds: 1
Check In: 5PM - 10PM
[House Rules](#)

Check Out: 11AM
Pet Owner: Dog(s)
Property type: House
Room type: Private room

Amenities

Internet

Wireless Internet

+ More

Hangers

Free parking on premises

Prices

Extra people: €5 / night after the first guest
Cleaning Fee: €14
Security Deposit: €96

Weekly Discount: 13%
Monthly Discount: 18%
Cancellation: **Moderate**

Move 1: Headline
Step 1: (appealing) title
Step 2: host's picture
Step 3: place
Step 4: rating stars
Step 5: reviews
Step 6: summary

Move 2: About this listing

Move 3: Space

Move 4: Amenities

Move 5: Price

Figure 11 Move 3 Space, Move 4 Amenities, Move 5 Price Albuquerque

As can be seen from Figure 11, Moves 3, 4 and 5 are located after the two moves (Moves 1 and 2) described previously. These three moves follow the same structure, namely they include a number of items in the form of a list. The way these three moves are organised reveals their aim of providing the reader with information in the quickest and most straightforward way without spending further time on reading a ‘long’ text. This choice can be due to the fact that these three moves are preceded and followed by written descriptions where the potential customer already has to spend some time on them. Moreover, Moves 3, 4 and 5 contain numerical information, such as number of rooms and guests, check in and out time and prices, which is simpler to present, and consequently to read and remember, in the form of a list. Providing information in such a direct way emphasises the promotional purpose of the genre under investigation, since the reader will only have to ‘scan’ those characteristics and therefore access them more quickly. In

65

particular, Move 3 *Space* includes details about number of guests, bathrooms, bedrooms, beds, specific times to check in and out, property and room type and information on possible animals. Move 4 *Amenities* consists of a list of all the facilities provided by the host. Clicking on the link ‘more’, it is possible to have a look at the whole list. Move 5 *Price* contains detailed information on various costs. These three moves are frequent in listings on *Airbnb* and therefore can be defined as conventional.

The next move can be considered one of the most essential moves of listings on *Airbnb*. This is what is defined by Bhatia as “product differentiation” which is realized by “offering a product description that is good, positive and favourable” (Bhatia 2004: 64) and which is particularly characteristic in promotional genres. This type of move is not only characterised by a detailed product description, but it also includes evidence which makes that product or service special (Bhatia 2004: 63). Therefore, as suggested by Bhatia (2004: 65), Move 6 has been labelled *Detailing the product*. Firstly, this move is present in all listings analysed and therefore it can be considered conventional. This fact is supported not only by its frequency, but also by the various suggestions provided by the website itself, which advise hosts on what to include in their description. Some of the most important instructions are the following: “[l]isting description: [b]e descriptive about your place and what you have to offer” (<http://blog.atairbnb.com/travel-seasonality> 21 May 2017); “[t]alk up your neighborhood. Why do you like where you live? What makes it unique? Don’t try to make it into something it’s not, but you can definitely help make it shine”; [p]rovide recommendations early to allow guests to plan their trip”; “[g]ive your guests the full details on getting there, getting around, and parking” (<http://blog.atairbnb.com/spaces-places-guests-want-know-location> 22 May 2017). Secondly, Move 6 *Detailing the product* is characterised by various steps or strategies as can be seen in Figure 12 below:

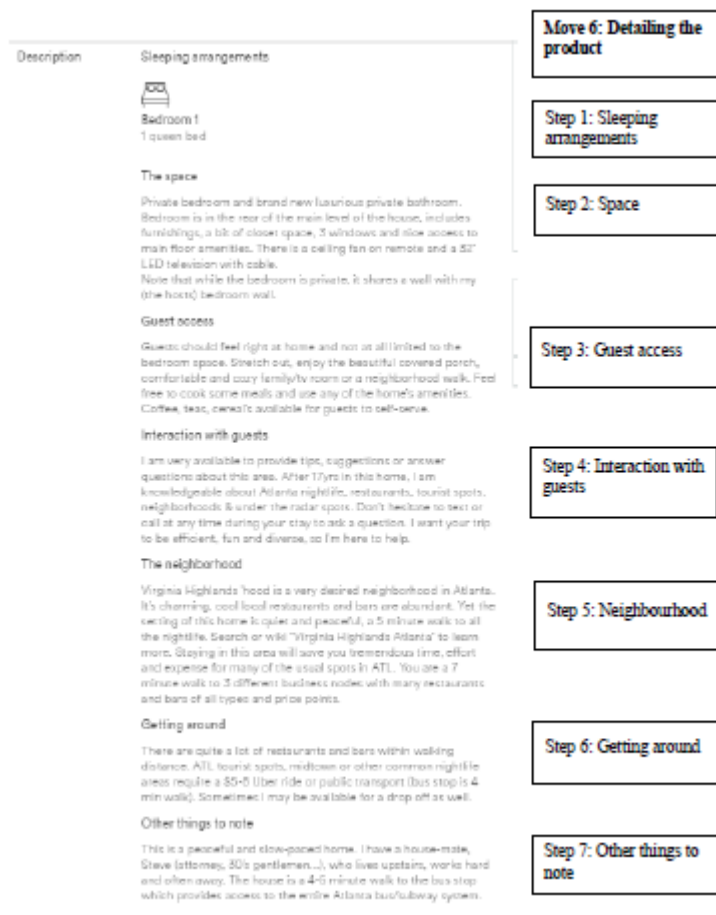


Figure 12 Move 6 Detailing the product Atlanta

As can be seen from Figure 12 above, Move 6 *Detailing the product* follows a clear structure composed of several steps, each of which dealing with a specific topic. It is worth mentioning some points about the move under consideration. First of all, the steps do not occur in the same order in all the listings. Secondly, the steps' frequency is not constant in all the listings, and therefore not all of the steps are always present. Lastly, this type of structure (a detailed description divided into subsections) is used in the majority of the listings analysed, which consequently leads to the fact that hosts tend to follow this specific form in order to provide clear and easy-reading information. In fact, as suggested by the website itself "[w]hen talking about the listing 'description', we're referring to all of the free-form fields available for you to describe your space. Each field, from the description to house rules, provides a unique opportunity to highlight specific parts of your listing" (<http://blog.atairbnb.com/writing-great-listing-descriptions> 22 May 2017). This means that hosts are free to write their description without being compelled to observe specific rules. However, a description divided into substructures is recommended in order to address all the details in the most comprehensible way. As a

result, it can be inferred that the aim of Move 6 is to inform guests about the rented accommodation. Specifically, through a structured description hosts allow their readers to easily receive the desired information with the final intention of promoting their place. In particular, Step *Sleeping arrangements* provides a quick look at the placement where guests are going to sleep. Step *Space* describes the specific space(s) devoted to guests and related details. Step *Guest access* informs the readers about what customers are allowed to use (besides their room), for example, the porch, TV room and the kitchen. Step *Interaction with guests* instructs guests on hosts' availability and willingness to interact with future customers. Step *Neighbourhood* provides useful details about the surrounding area, for instance suggested restaurants, shops and "an idea about how safe and walkable [the] neighborhood is" (<http://blog.atairbnb.com/spaces-places-guests-want-know-location> 22 May 2017). Step *Getting around* includes information about public transportation and other travel services. Within the step *Other things to note* hosts inform customers about further facts, such as pets, flat mates or other guidelines.

As already noted above, in most of the listings analysed, Move 6 is composed of the aforementioned steps. Nevertheless, it has been observed that few listings investigated do not include subsections in their description, but a single text. An example is shown in Figure 13:

Description	<p>PRIVATE BATHROOM and PRIVATE BEDROOM! I'm a textile designer from England with art from all over the world dressing my home.. The neighborhood is very "HIPSTER" friendly full of live music venues and places to eat, drink or shop. Enjoy!</p> <p>My adobe house was built in 1948 with large ash trees planted around it. This is a traditional New Mexican style home. Adobe keeps it warm in winter and cool in summer. I have created a lovely garden with flowers blooming from spring to the first frosts. There are two patios where guests are welcome to sit and I have a hammock which is easily put up. My garden is private and quite large. I also offer off street parking.</p> <p>Though I live in mid-town which is close to everything it is quiet and serene in my house.</p> <p>It is about a 10 minute drive to Old Town, the historic part of Albuquerque with good restaurants, museums and IMAX theater near by. We have the longest aerial tramway in the world which takes you up to the top of the Sandia Mountains. (Sandia means watermelon in Spanish which describes the wonderful color of the mountains at sunset. I am close to ABQ Uptown, upscale shopping and dining and Apple store. Also nearby is the Nob Hill area on historic Route 66, a lively mix of boutique shops, restaurants and Nightclubs.</p> <p>There are interesting day trips to the Indian pueblos like Acoma built on the top of a mesa and Madrid which was a coal mining town now revitalized by artists weavers and potters. Madrid is on the scenic Turquoise Trail, the back road to Santa Fe. Santa Fe itself is a one hour drive on the freeway from Albuquerque and we also have the Rail Runner.</p> <p>Also downtown you can find the Indian Cultural Center and the Hispanic Cultural Center.</p> <p>In October we have the Balloon Fiesta, the largest hot air balloon event in the world.</p> <p>I am close to everything in Albuquerque</p> <p>You can park off the street by my garden wall.</p> <p>There is a bus service a few minutes walk away. Albuquerque is fairly spread out and driving makes it easier to get around.</p>	<div>Move 6: Detailing the product</div>

Figure 13 Move 6 *Detailing the product* Albuquerque

Even if Move 6 in Figure 13 provides the same information as the preceding example, here the reader has to search for the specific desired details, without having the possibility to look at a clear and explicit structure. The relatively low frequency (11 listings out of 100) of structuring Move 6 *Detailing the product* in this way reveals that hosts prefer to describe their accommodation following a widespread and fixed structure.

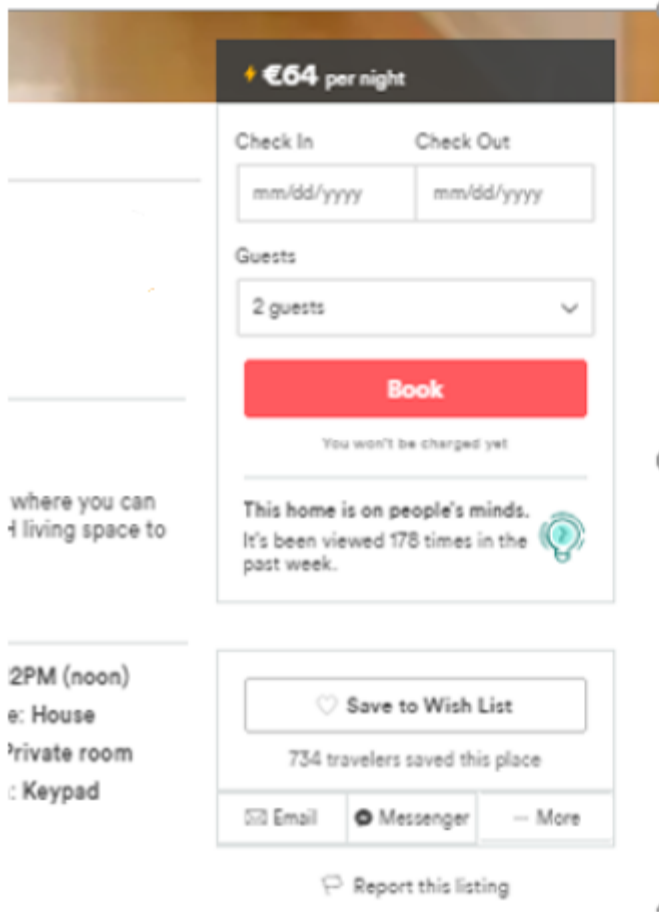
The following three moves are labelled Move 7 *House rules*, Move 8 *Safety features*, and Move 9 *Availability* and shown in Figure 14 below:

House Rules	No smoking Check-in time is 2PM - 2AM (next day). <hr/> No smoking please.		Move 7: House rules
Safety features	Safety card Smoke detector Carbon monoxide detector	Fire extinguisher First aid kit	Move 8: Safety features
Availability	2 nights minimum stay	View calendar	Move 9: Availability

Figure 14 Move 7 House rules, Move 8 Safety features, Move 9 Availability

Moves 7, 8 and 9 are organised in the same way as the preceding Moves 3, 4 and 5, since they include items in the form of a list. In the same vein as Moves 3, 4 and 5, the moves under consideration aim at informing the reader in the quickest and most straightforward way after having spent enough time on reading the description. In particular, Move 7 *House rules* shows regulations which need to be accepted by guests if they apply for that listing, for instance, no-smoking or check in and out times. Move 8 *Safety features* lists the safety devices within the house. Move 9 *Availability* informs potential customers of the limits for booking that particular accommodation, for example the requirement to overnight at least two nights. This move also includes the link *view calendar* where guests have a general view of the available days. These three moves (7, 8, 9) can be referred to what Bhatia defines “using pressure tactics” (Bhatia 2004: 65) since they try to attract the customers’ attention though the listed items. Furthermore, they can be considered conventional since only four listings do not include them.

The last move can be identified with what Bhatia defined as “soliciting response” and is located on the right side of every listings in the form of a table, as shown in Figure 15. Through this move, labelled Move 10 *Booking*, future guests are spurred to book that specific place, selecting the desired dates and number of guests. The aim of Move 10 is to lead customers to book the offered place which is also emphasised by further links through which the guest can directly contact the host (*Email, Messenger, more*).



The image shows a mobile app interface for booking a property in Philadelphia. At the top, a dark banner displays '€64 per night'. Below this, there are input fields for 'Check In' and 'Check Out' with placeholder text 'mm/dd/yyyy'. A 'Guests' dropdown menu is set to '2 guests'. A prominent red 'Book' button is centered. Below the button, a small text line says 'You won't be charged yet'. Further down, a section titled 'This home is on people's minds.' mentions it has been viewed 178 times in the past week, accompanied by a lightbulb icon. At the bottom, there is a 'Save to Wish List' button with a heart icon, noting that 734 travelers have saved the place. Below this are buttons for 'Email', 'Messenger', and 'More'. A 'Report this listing' link is at the very bottom.

Move 10: Booking

Figure 15 Move 10 *Booking* Philadelphia

Overall, the analysis of moves reveals that listings on *Airbnb* are characterised by a relatively strict move sequence, from which it can be inferred that hosts need to follow a definite format provided by the website. This seems to contradict one of the characteristics of online genre, namely *fluidity*. In fact, with regards to the present genre, it can be said that listings have fixed obligations and more similar to ‘traditional’ genre. The results demonstrate that listings of *Airbnb* are characterised by ten moves which resemble the move structure of advertising provided by Bhatia (2004), and consequently it can be seen that the structure of listings on *Airbnb* is related to the structure of advertisements. Furthermore, it is worth mentioning that the analysed listings were collected in a specific time and therefore it cannot be excluded that their structure will change in the future.

6.3 Listings on *Airbnb* as an online genre

Addressing the last RQ, (in what regards can listings on *Airbnb* be considered an online genre?) will result in the interpretation of the findings of the previous two RQs in order to outline a detailed description of the genre under investigation.

6.3.1 Communicative purposes and discourse community

To begin with, it can be said that listings on *Airbnb* intend to fulfil two communicative purposes. Firstly, they are used to promote the advertised accommodation and therefore to persuade future customers to rent that place. As already observed in the previous analyses, this is done through specific rhetorical features such as the use of personal pronouns, modal verbs and specific expressions (word clusters). Secondly, the next purpose of listings on *Airbnb* is to provide the readers with detailed information about the rented accommodation, namely to describe it. This purpose is achieved through characteristic Moves whose aim is to inform future customers about, for instance, space, amenities, price, in a quick and straightforward way.

Another important feature of genre analysis within the ESP approach is the concept of discourse community. The two parties that constitute the discourse community of the genre under investigation are the hosts on one side, and the future guests on the other. According to Swales “[a] discourse community has a broadly agreed set of common public goals” (1990: 24), and regarding listings on *Airbnb* these public goals are to promote and persuade future customers to rent the advertised accommodation and to provide people with detailed information about the place. Next, “[a] discourse community has mechanisms of intercommunication among its members” (1990: 25), and concerning the genre under investigation, hosts and future guests can communicate through several participatory mechanisms. In fact, future customers can contact the host clicking the link “Contact host” included in Move 2 *About this listing* through which guests can send a direct message to the hosts asking for what they need to know. Another way of communication is contained in Move 10 *Booking* where customers can send a booking request through the clickable button “Book”, after which the host will respond to it accepting or denying it. The two parties can communicate with each other also through other mechanisms shown in Move 10 *Booking* such as “Email, Messenger, more”. The third characteristic of discourse community outlined by Swales is that “[a] discourse community uses its participatory mechanisms primarily to provide information and feedback” (1990: 26), and both parties, hosts and guests, supply feedback. As already

studied by Bridges and Vásquez (2016), the social media *Airbnb* offers the possibility to provide feedback, in form of reviews. This includes both reviews written by people after their experience as guests in order to inform future customers about their stay and accommodation, and reviews written by hosts after their experience with guests in order to give information to further hosts. Reviews are displayed after Move 9 *Availabilities* and can be considered either a subgenre or an independent genre. Since Bridges and Vásquez (2016) studied reviews on *Airbnb* as independent genre, they have been considered as such for the present project. Next, “[a] discourse community utilizes and hence possesses one or more genres in the communicative furtherance of its aims” (Swales 1990: 26). Concerning both parties, hosts and guests employ both listings and reviews. In addition, Swales points out that “a discourse community has acquired some specific lexis”, and this can be seen in the analysis conducted for the first RQ in which hosts, while writing listings, use specific promotional lexis in order to achieve the persuasive purpose. In the same vein, Bridges and Vásquez show that reviews are characterised by “a relatively limited set of vocabulary” (2016: 9) and “look very similar to one another, and share many characteristics, such as highly positive adjectives of evaluation, intensifying adverbs, and recommendations to others” (2016: 9). The last feature of discourse community is that “[a] discourse community has a threshold level of members with a suitable degree of relevant content and discoursal expertise” (Swales 1990: 27). This means that a discourse community is characterised by “changing memberships” (Swales 1990: 27), and therefore individuals can enter and leave the community both consciously and unconsciously. Moreover, a discourse community is always composed of “novices and experts” (Swales 1990: 27). This last point can be particularly related to the concept of *user group* discussed by Rosso and Haas (2010). As already reviewed in Section 3, web genres are characterised by the fact that they might be designed for a specific group that “share[s] some knowledge about the genre, and thus [has] expectations about its intended use, form, and substance” (Rosso & Haas 2010: 50), but at the same time they can be explored anytime by ‘outsiders’ who can be considered foreigners with regard to the genre (Rosso & Haas 2010: 51). Considering the genre under investigation, it can be said that, due to the fact that to have access to the platform *Airbnb* an account is required, ‘outsiders’ cannot access it. However, ‘outsiders’ can be considered those individuals who have an account, and therefore have access to *Airbnb*, but do not use it properly. On the other hand, the intended user group for which listings on *Airbnb* have been created includes hosts and guests, among whom novices and experts

can be found according to their frequency of using the platform. For instance, hosts who have rented their place for a long period can be considered experts, as they are active to respond as quickly as possible and always provide feedback about their guests. On the other hand, guests who have used this platform once in their lives can be categorised as novices. As mentioned above, individuals can enter and leave a discourse community any time, and regarding the present discourse community, a person can be both a host and a guest and can enter this community as soon as an account is created and can leave it either not using the platform anymore or deleting the personal profile.

6.3.2 Characteristics of online genres

As mentioned in Section 3, online genres are characterised by the shift from the *reading mode* to the *navigating mode*, where the former refers to the traditional sequential reading, while in the latter it is the reader who can choose what to read (Degano 2012: 99). Regarding listings on *Airbnb*, it can be said that they can be read as if they were printed (reading mode) starting from the top to the bottom, but at the same time, due to their fixed and specific move structure, readers can choose what to read ‘jumping’ from one move to another one focusing their attention on the desired information. Hence, it can be observed that the navigating mode of the genre under investigation is characterised by definite moves and steps which can determine the direction of the reading.

Another feature that characterises CMC studies deals with the difference between *synchronous* and *asynchronous* systems. “In synchronous systems, the participants in an intersection are co-present in the same time frame”, while “[i]n asynchronous systems, the participants engage in the interaction in separate, sequenced messages” (Page *et al.* 2014: 18). In synchronous systems, people need to be logged on simultaneously during the time they communicate, while in asynchronous systems, participants post their text, log off from the social media and may receive a reply at a later point in time (Page *et al.* 2014:19). With regard to listings on *Airbnb*, since they can be read any time without being online at the same time the listing was posted, the present project deals with the analysis of listings in an asynchronous CMC system.

With reference to fluidity and ‘unfixity’ of the web, it can be observed that listings on *Airbnb* have developed common and fixed elements characteristic of this genre and consequently they can be recognised as such. In particular, as already viewed above, the fluidity typical of online genre is here absent due to a fixed and constant move structure.

As already observed in chapter 3, several studies have adopted the taxonomies proposed by Crowston and Williams (2000) or by Shepherd and Watters (1998) when investigating online genres in order to categorise them. Herring points out that the classification of web genres into those taxonomies is not straightforward, direct and unique for everybody, but it depends on what aspects one chooses to analyse a web genre (2013:7). Therefore, it can be said that the categorisation of online genres following the taxonomies mentioned above is subjective. Following the point made by Herring, listings on *Airbnb* might be classified as either adopted or novel (Crowston & Williams 2000) and as either replicate or novel (Shepherd & Watters 1998) depending on what one focuses on. On the one hand, listings on *Airbnb* might be considered *adopted* or *replicate* since they resemble offline and paper genres such as tourist or holiday brochures. In fact, they preserve a similar structure with a description and pictures of the offered accommodation, and they also fulfil the same purposes (to inform and to persuade future customers), but they include new adaptations due to the leverage of the web. These are the links incorporated in the listings such “Contact host” (Move 3), “Email, Messenger, more” (Move 10) to contact the host and the clickable button “Book” (Move 10) to reserve the accommodation. On the other hand, listings on *Airbnb* might also be classified as *novel* genre due to the sum of their features exclusive of the web. This includes the fact that both host and guest need to create a personal profile to access them, and both parties can have access to them through several devices unique to the web such as laptop, mobile phone or tablet via the downloaded App. Moreover, several options offered by the web, such as links to contact directly the host, to book instantly your accommodation and to select the desired dates by clicking on a button lead to the consideration that listings do not have offline counterpart or precedent, and therefore they might be considered unique to the web. As observed by Catenaccio, even if these taxonomies are important in their own right, they are hardly suitable to provide “a theoretically motivated explanation of the website concept” (2012: 33), because the web presents genres composed of multi-layered structures which often tend to challenge an only single classification. For this reason, it is one own’s choice if taking into consideration these taxonomies when studying online genres.

To summarise, two specific purposes have been defined as characteristic of listings on *Airbnb*, namely to persuade the future customers and inform them providing detailed information about the rented accommodation. The members sharing these communicative purposes include hosts and guests (discourse community), among whom it is possible to identify experts and novice. It has been observed that listings on *Airbnb* can be read either

following the reading or the navigating mode, and the present project has dealt with the analysis of listings in an asynchronous CMC system. Fluidity, typically characterising online genres, does not mark the genre under investigation. As for the taxonomies often applied to categorise web genres, it is worth remembering that they should be used subjectively depending on one's object of study. Regarding the present genre, listings on *Airbnb* can be considered as *novel* rather than *adopted* or *replicated* due to the fact that to access them people need devices unique to the web and a personal profile.

7 Conclusion

In this thesis, I have conducted a genre analysis of an online genre which has not received a significant amount of attention so far, namely listings on *Airbnb*. Taking into consideration that the genre analysis has followed the ESP approach (Swales 1990; Bhatia 1993, 2004), the aim of the present project was to investigate rhetorical features, move structure, and online genre characteristics of the genre under consideration.

With regard to the aim of the first research question (what lexical and grammatical features are characteristic of listings in *Airbnb*), it has been observed that listings on *Airbnb* are characterised by some specific lexical and grammatical features. In particular, the findings have demonstrated that personal pronouns and corresponding possessive adjectives are typically used as persuasive devices in order to put the reader at the centre of attention (*you, your*) and to show the writer's availability to help potential customers (*we, our*). As for adjectives, which are often employed in tourism language as persuasive technique to promote places, services, and facilities, occur in the present genres quite rarely. On the other hand, listings on *Airbnb* are characterised by nouns which support the communicative purpose of providing a detailed description of the accommodation. Concerning modal verbs, *will* and *can* appear to be the most frequent with the function to make promises and to show all the possibilities offered. Word clusters also reflect the two purposes of listings, namely to describe the accommodation in detail and to promote it in order to be rented.

As a second step, the structural analysis of listings on *Airbnb* has been conducted. The analysis of moves has revealed that listings are characterised by a relatively fixed move sequence composed of ten moves (*Headline; About this listing; Space; Amenities; Price; Detailing the product; House rules; Safety features; Availability; Booking*) which resemble the move structure of advertisement by Bhatia (2004). Consequently, it may be

concluded that listings on *Airbnb* belong to the colony of promotional genre.

Lastly, a description of listings on *Airbnb* as an online genre has been provided, specifically, in terms of communicative purposes, discourse community and online-related characteristics. Two specific purposes have been identified as typical of listings on *Airbnb*, namely to persuade the future customers and inform them providing detailed information about the rented accommodation. The members of the discourse community include hosts and guests, among whom it is possible to identify experts and novice. As for further features, it has been observed that individuals can switch from the reading to the navigating mode when reading listings on *Airbnb*. Due to a fixed and stable move structure, it has been concluded that listings are not characterised by fluidity, typical of many online genres. Finally, it has been observed that the widespread taxonomies often applied to categorise web genres should be employed depending on one's object of study.

With respect to the study's limitation, it is worth mentioning that the data of the present study comprised a small set of 100 English-language listings on *Airbnb* from four cities located in the US (Portland, Albuquerque, Philadelphia, Atlanta) collected in a specific period of time (from 21st to 28th March 2017), therefore the results from this analysis cannot apply to all listings on *Airbnb*. Further research on this genre, using different *Airbnb* data set (other cities, languages, selection criteria), is needed to either confirm or enlarge the findings of the present study.

To conclude, the present study has tried to give its contribution to the growth of computer mediated communication (CMC) area, conducting a genre analysis of listings on *Airbnb* following the ESP approach.

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Appendix

1. Portland

1 queen bed

The room has an en suite bathroom, a spacious laptop friendly workspace and a reading alcove with a comfortable lounge chair. There are great speakers for listening to music, a TV and WiFi. A table and chairs are available for relaxing with breakfast and coffee. The queen size, pillow top mattress is made up with luxury linens, fluffy down pillows and a down comforter.

A coffee and tea bar is in the room and I will stock your fridge with several breakfast items. You can enjoy breakfast in the suite at your leisure.

The suite is very roomy and comfortable for two people.

Guest are welcome to share our front porch. The mountain range and the river are great to see from here. There is a porch swing if you like that kind of thing.

We love having friends here, old and new, and will happily interact according to your interest. If you prefer privacy we will be happy to let you do your own thing.

Whatever your reason for visiting Portland, we will do what we can to help you be comfortable and have a great time. We will be present during your stay or reachable by phone if we are temporarily away from the house.

Our yard backs up to Portland's unique linear scenic park, Terwilliger Parkway. Our neighborhood is lush, green and beautiful with flowering trees and mature landscapes. You will be staying in an authentic Portland Bungalow built in 1912 as one of the first homes in the Homestead neighborhood. Built high on the hill, our house is 47 stairs up from street level. You may like the daily exercise. :) My sister has nicknamed our place Stairway to Heaven. The stairs are the only way to and from the house. So, if you are not okay with that many stairs, this isn't the best place for you. If you are fine with climbing stairs, the view and privacy from our house are a very nice reward.

Portland has many neighborhoods with unique shops and a huge variety of unusual independent restaurants. And some of the most beautiful parks, attractions and hiking destinations are easiest to reach by car. You will be happiest if you can drive and take in as much as possible during your stay.

Terwilliger Parkway is a beautiful one mile route to Oregon Health Sciences University. And the center of Downtown Portland is two miles away. We have easy access to Barbur Blvd, Terwilliger and the freeways. This is a residential neighborhood although we have a great deli, an excellent coffee shop and a few very nice cafes within a half mile from our house.

There is a Car 2 Go station one block away and Portland also has Zipcars. Uber and Lyft are also a good option. If you want to get around by bus, a major TriMet hub is two blocks from our house. Getting downtown by bus is a straight shot. Getting to other neighborhoods in Portland requires bus transfers from downtown. The road behind us has buses that go to the OHSU in just a few minutes.

From PDX take 205 S to exit 84 W to Southwest Portland. If you are traveling by car, free parking is available on the street. We will give you a parking permit for our neighborhood and there are always plenty of open spots to park close.

We have two friendly labs, Moose and Sophie. They love visitors! They give enthusiastic greetings but settle down pretty quickly. (If you are uncomfortable with

dogs this isn't the perfect place.) If you love dogs, that's great! The labs assume everyone is visiting just to meet them. :0)

This is a non-smoking environment, inside and out. For safety reasons and respect to all guests we do not allow smoking, burning candles or incense in the suite.

No guests allowed in the suite that have not been verified through Airbnb or are not included in the reservation.

Guest are welcome to share our front porch. The mountain range and the river are great to see from here. There is a porch swing if you like that kind of thing.

We have friendly dogs that love visitors.

This is a non-smoking environment.

1 queen bed, 1 sofa bed

Keyless entry to this uniquely appointed studio, features a beautiful kitchen, cleverly spacious bathroom & comfy bed & living space.

Charming patio is yours to enjoy, as well as the shared front yard. We will occasionally access our backyard through the patio.

The laundry room in the house is available upon request.

I live and work in the house, so am available as you need. I respect your privacy, but welcome any questions you may have, or to offer any recommendations about the neighborhood. I love to hear stories about your travels!

Alberta is a thriving artist community, with a quirky mix of fun and eclectic cafes, restaurants, bars, shops, art galleries, music venues, movie theatre & theatre.

Art classes are offered at several locations in the neighborhood.

Last Thursday is a wonderful experience, especially in the summer months when Alberta street is closed to traffic from 6pm -9pm. Artists of all genres sell their wares. Wander up & down, then find an outside spot to people watch! (Please note: this is an occasion where parking becomes scarce and my (usually) quiet corner can get a little loud.)

There are several parks within walking/biking distance.

There is a bus stop right across the street which takes you directly downtown. Bike rentals, Zipcars & Car2go are other popular modes of transportation. Street parking is usually plentiful. Located about a 15 minute drive to the airport.

New Seasons Market & The Alberta Co-Op are both excellent places to grocery shop within walking distance.

There are several yoga studios & a gym with drop-in rates.

I live here with my two children who are 10 and 12 years old, and my dog. The studio is part of the house, with a private entrance & gated patio. Gigi (my dog) is very friendly, but does not have access to the studio space, although she will be happy to greet you through the fence!

Bedroom 1

1 king bed, 1 air mattress

1 couch

Ours is a welcoming family home in Portland's close-to-everything Hawthorne District. Guests enjoy their own floor of the home. To ensure both your comfort and productivity we provide a luxurious locally crafted, eco-friendly king-sized memory foam hypoallergenic bed, bamboo sheets, LED reading lights, wifi, desk, printer, bathroom and private entrance in an ideal (quiet yet convenient) location. An additional twin sized air bed is available for a third guest.

Across the street from Sewallcrest Park and Community Garden, you're just a short stroll to the great commercial streets of Hawthorne, Division, Belmont and 2 minutes from transit to take you anywhere. Super convenience makes your stay a breeze and a

blast.

The listing is one of two in our home. As noted above, this listing comes with a king-sized bed and is spacious enough to accommodate a second twin-sized airbed for a third guest. If you prefer separate bedrooms, please inquire about availability for the other listing, which includes the same luxurious king-sized bed and can accommodate a twin airbed for a third guest.

The two groups in each listing share the bathroom. You'll never have to wait to use the bathroom: you are always welcome to use the bathroom upstairs off the kitchen.

Guests enjoy a private keyless entrance into their own floor with a private bedroom. The bathroom is shared between our two guest rooms.

Kitchen, laundry, living room are yours to share. Bike rentals are available on the premises. Iconic Hawthorne Blvd and frequent bus service are just steps away. Our home is an extremely convenient location in one of America's great cities.

We honor our guests' privacy and let you determine your level of engagement with our family. We love meeting and hosting folks from all over the world. We are longtime Portland residents and love sharing our knowledge and insights about the city, region, and state. Tom is a former political and administrative leader for the City of Portland; he is a wealth of information and perspective.

Our neighborhood location is ideal. So much is so close. Whether you're on the hunt for the best beer in world famous "Beervana," a uniquely fantastic meal in "foodie" Portland, or looking for a quiet, secure place to rest, our neighborhood provides it all. Our location is extremely convenient on foot or by bicycle. As noted, bikes are available for rent.

Lyft and Uber are ubiquitous. Car2Go, Reach Now, Flexcar, and GetAround (peer-to-peer car share) and others are readily available. TriMet's bus #14 provides frequent service, every 15 minutes or better, on Hawthorne Blvd, two minutes away by foot.

If traveling between the airport and our home, many of our guests choose Lyft or Uber (\$20-25). Cabs cost about \$35. To save money, you can also take TriMet's light rail to the Hollywood Transit Station (\$2.50/person) and transfer to Lyft or Uber (\$10).

Check-in is 4pm, check-out is 11am - and we always try to accommodate our guests' needs. For instance, we frequently host our guests' bags after they check out at no additional charge so they can enjoy their last day in the city before a nighttime departure. Feel free to contact us if you have specific needs.

1 queen bed

1 double bed

We have a very bright 1 room basement suite, with private parking, a private entrance with a key code lock, a private bath and radiant floor heating. Guests have the entire space to themselves. We have a brand new IKEA foam bed that is extremely comfortable. There is a washer/dryer. There is a small food preparation area with a fridge and toaster-oven. We have a 50 inch TV and Wifi, as well as an HDMI cord to hook up your laptop to the TV. Guests have their own Netflix account.

Guests can enjoy fresh roasted coffee beans and our fresh chicken eggs. (I provide them hard-boiled in the fridge).

If timing is right, you can enjoy fresh raspberries, grapes, kiwis, apples, plums, blueberries, pears and figs right from our own backyard.

We are experienced hosts, as we have hosted home-stay students from Japan, Korea, China and Europe for 10 years.

We live 4 blocks from Mt. Tabor Park; 180 acres of walking trails, open reservoirs, tennis and basketball courts, picnic areas and playground. Every Wednesday, the park is closed to vehicular traffic. Hawthorne district is 5 blocks the other direction, with

shops, restaurants, and theaters. Food cart pods are also within walking distance. We have 3 public transit options only 1 block, 3 blocks and 5 blocks from the house. All go straight downtown.

We have completed the inspections and permitting process with the city of Portland. We have received our Type A permit.

Once you stay in our Portland Suite, you will never want to leave!

One of five artist-made guest rooms in a recently renovated 1902-built hostel/B&B near Hawthorne, Belmont, Division & Downtown. Walking distance to variety of restaurants, bars, theaters, shops, grocery stores, parks & public transit. PRIVATE BATHROOM. Memory-foam queen bed. Kitchen, dining room & living room access. Piano. Got bikes.

Cornur Room's key feature is it's high-end private bathroom (tile shower with three shower heads that can operate simultaneously). Acknowledging the close and oddly shaped quarters of Cornur Room, local graffiti artist CircleFace used geometry and perspective to illicit another dimension.

Cornur Room is one of five guest rooms at 1234 House designed by a local artist. The house, built in 1902, was recently renovated from the ground up, with an eye toward art, community and providing a unique space for travelers to call home while visiting Portland.

In addition to the room's private bathroom, a shared bathroom down the hall has a clawfoot tub and tile mosaic wrapping the walls. A second shared bathroom on the main floor has a shower. Make use of the washer/dryer on the second floor. Relax on a giant chaise lounge in the living room or play a song on the red piano. Take a break from the restaurant crowds and make a meal in the kitchen. Sit at the 11-foot Doug-Fir-slab dining table.

Other features:

WiFi Keyless number-code locks on front and bedroom doors Complementary bikes Art gallery with local works on consignment (in process) Front outdoor patio with charcoal BBQ and old picnic table Open bookshelf in living room Digital projector in living

I live here. I'm Evan, 34, a native Portlander. I'm happy to chat or provide tips about the city, bars and restaurants, local music venues/bands, nature excursions, etc. Also happy to go about my routine with little obtrusion.

1234 House is in the Buckman neighborhood of Southeast Portland, which is dense with homes 100-plus years old, and, like most of Portland, is experiencing a wave of new, modern consruction. 1234 House is a mile from the Willamette River, which separates the eastside of Portland and the westside city center. The house is nestled between Hawthorne Boulevard and Belmont Street, both lined with restaurants, bars, shops, theaters and music venues. A few blocks down the street is Col. Summers Park, a popular meet up spot to hang in the summer, especially on Monday Funday, and especially if you are down to play a mean game of dodgeball.

This neighborhood is very walkable. We also have several complementary bikes for our guests to use. We're two blocks from Hawthorne Blvd. and a 10-minute bus ride downtown, where you can then connect to anywhere you wish to go.

There is no off-street parking here. We live on a corner, so there is typically plenty of curbside parking in front of the house. A local church has a 40-spot parking lot across the street they make available to the public everyday but Wednesday, Thursday and Sunday.

If you arrive before our 2 p.m. check-in, or when departing your travel plans are later than our 11 a.m. check-out, you're welcome to leave your luggage at the house where

they'll be safe and head out on an outing, or you're more than welcome to hang out in the common areas of the house (kitchen, dining room, living room, front outdoor patio). Just leave your bags in the living room on the window seat.

1 queen bed

Bright and clean private bedroom just one block off of Mississippi St. district in N. Portland. Minutes from downtown via bike, light rail or car. Easy access to/from the Airport too! Two years in and our perfect 5 star rating is going strong!

Our home is clean, quiet, creative, gay friendly and perfectly situated for an amazingly rich and convenient Portland experience.

With a super comfortable Queen-size bed (fits 2), wood floors, ample closet space, lots of light and adjacent shared bathroom, you'll feel right at home. Please note that we ask our guests to limit bathroom visits to 15 minutes (especially in the morning) as this space shares a bathroom with an additional Airbnb room.

Full access to kitchen, living room with fireplace, and landscaped garden patio with raised beds and seating. Our home is full of plants and art from around the world, and we love meeting new people. No pets/Allergen free!

The Mississippi St. district is the place to be! Amazing restaurants, food carts, bars, breweries and stellar music venues are literally a minutes walk from our front door. NOT an easy place to get bored!

Parking is easy in this safe neighborhood. The MAX light rail system has a stop just minutes away (walking) that can shoot you downtown or drop you off from the airport. Please note that our close proximity to the I-5 freeway does provide some background noise (not really noticeable inside the house).

All in all, we're two dynamic guys who love living together, and we are excited to share our home with fellow travelers!

We are pretty busy with work and friends so guests that are independent and self-directed enjoy this room most. We love to meet you when we can and are available for whatever questions and needs you have when we interact and also by phone!

1 double bed

This is a fun house with three other bedrooms besides yours, two of which are also listed on Airbnb.

The room is on the second floor and is on the smaller [cozier!] side. The bed is a very comfy full size mattress and box spring with four feather pillows, a down comforter, and all cotton linens. There's no closet but there is a luggage rack and also a "hat rack" with hangers for your clothes. There are two full bathrooms at your disposal (one on each floor) and you are welcome to use either one - towels, washcloths and hand towels are provided upstairs, as well as hair dryer, shampoo, conditioner, soap and body lotion.

You are welcome to anything in the common spaces unless clearly marked otherwise, including an awesomely appointed kitchen (featuring lots of local food & high quality appliances/gadgets).

You are also welcome to our many books and cookbooks, board games, essential oils (bath time, anyone?), weird fermented things, and computer & printer.

We have a Guide Book for you to peruse, but feel free to ask for more recommendations beyond what's in there! Between the two of us we've spent about ten years in the area. While we're still discovering new things every day, we also have some great recommendations you won't get just anywhere. If you let us know beforehand what specifically you're looking to do (or find or eat or drink), we can often have

personalized recommendations ready for you when you arrive - this is especially useful if you're only here for a day or two.

Because there is such a huge range of expectations among guests and hosts, we don't usually assume that guests want to hang out unless you say so; we don't want you to feel obligated to chat with us if you're just here to do your thing! On the other hand, we love meeting new people and hearing about other places and experiences, and when there's interest, hanging out with our guests is often the most rewarding part of hosting. Because much of our work is done from home, we won't always be able to socialize; sometimes making plans with guests in advance is the easiest.

We are fairly direct, blunt communicators, and we appreciate the same! If you have a problem or can't find something while you're here, PLEASE let us know - don't wait until writing your review to let us know about it. If you're trying to address a problem and can't find us, feel free to send a text or email.

Brooklyn is our favorite Portland neighborhood! It has a definite off-the-beaten-path feel while still being very close to downtown and other more trendy/crowded neighborhoods (like Division, Hawthorne and Sellwood). This neighborhood really is remarkably undeveloped and "undiscovered" for how close to downtown it is. It's mostly residential with lots of cute old houses and families, some small businesses, and, across the tracks, a commercial/industrial area.

Our house is within 5 minutes of multiple busses (lines) and the new MAX Orange Line. Downtown is an 10-minute drive, 15-minute bike ride, or 20-25-minute MAX / bus ride away. Walk or bike to Hawthorne, Division, Clinton, Sellwood, OMSI, Oaks Bottom Wildlife Refuge, or the Eastbank Esplanade (a bike/pedestrian path along the Willamette). We are minutes from the 4T Trail ("Trail, Tram, Trolley, Train"). OHSU and PSU are both just across the river from us and many guests have enjoyed easy commutes.

Between us (the hosts) and the three Airbnb rooms, there are sometimes up to 9 people staying in the house. This is usually a good thing, except for the way it puts morning showers in high demand (pro tip: there's another bathroom downstairs!). You won't be able to lock the door to your room while you're out - some people are concerned about this, but it's never been a problem and we don't expect it to be.

Also, we're human beings, and our flaws are what gives this house character. SO, while we spend what often feels like all day trying to keep a clean and tidy house, sometimes there are a few dishes in the sink, a benign stain or two on the linens, a rotting fermentation experiment gone wrong in the kitchen, etc.

We do NOT have a microwave! We do have a very fancy mini oven that does a fantastic job of heating things up quickly. We are also experts at microwave-free living, so let us know what you're trying to accomplish and we can probably help think up a workaround.

Pot has been legal in Oregon since July (any adult over 21 can buy up to 1/4 oz. per day from dispensaries). It's used fairly visibly in the house, both medically and recreationally, by us and by some of our guests. If you're not comfortable with being around pot, this listing may not be the best fit for you! You won't be squinting your way through hazy clouds of pot smoke - actually the air is amply freshened by the many house plants, and usually smells of lavender and antiques - but you will probably smell pot at least once while you're here.

This house is over 100 years old and has a tendency to quake slightly when people are walking around. It usually only lasts for a few seconds at a time, but it makes some people uneasy, so please be aware of that when booking. Also, old houses don't dampen noises very well. Please let us know if noise is an issue for you and we can provide a

white noise machine (it's definitely a relatively quiet house, but some guests have been bothered by other people's late arrivals, doors closing, etc.)

1 double bed

1 air mattress

Large and comfy with plenty of space to stretch out and relax. Separate, entrance and bathroom ensures your privacy. One double bed and a double air mattress if needed. The bathroom is new with a spacious shower. Shampoo, conditioner and body wash are provided and there is a blow dryer as well. There is a mini fridge for your cold drinks and food. There is also a stereo to plug in your iPod or enjoy our record collection. The TV has a ROKU box for using Netflix or other streaming services if you just want to relax and watch a movie. Like ping-pong or foosball? We have those tables set up and ready to play! Laundry? No problem! There is a laundry room available for your use with detergent. Allergies? We are a pet and smoke free home. A high quality HEPA filter is available to use during your stay.

Separate, keyless entrance for your privacy.

We will be available during your stay for questions and we will stay out of your way for your privacy. We may occasionally need to access the laundry room during your stay and will do our best to do this while you are out and about.

Hawthorne district! Shops, restaurants, bars, great coffee and my favorite movie theatre in Portland: The Bagdad! Super close to Division shops and restaurants as well. Hiking in Mt. Tabor is just a 5 minute walk away!

Three blocks from Trimet bus 14. Car2Go, Uber and taxi are all options. Our neighborhood is great for walking! The car we have for rent is available to book through Getaround:

The space is generally quiet, but you'll probably hear a normal amount of family activity from our home above—walking around, making meals, piano practice etc. While we are not loud people, in the mornings we help our kids get ready for school starting around 7am. We don't stay up late, so the house is very quiet between the hours of 10pm (maybe 11) to 7am. The furnace is located in the basement and makes a normal furnace noise as it turns on. All of this is pretty typical—we just think it's good to mention it beforehand. There is a high quality air purifier in the space that can also act as a white noise machine if you decide you need it. If your stay is longer than a few days, we may ask when you will be out and about so that we can access the laundry room without disturbing you.

This comfortable upstairs bedroom includes two big windows, a queen-size bed with fresh white sheets, two closets, your own cart with supplies for coffee and tea, and a mini fridge. Your private bathroom is down the hall, featuring a claw foot tub, spacious shower and floor warmers! We don't venture up to the second floor, so it's a calm and private space just for our guests.

This space comfortably suits either a single adult or a couple. We can also provide a crib and changing table if you have a baby in tow. The stairs have gates and all electrical outlets are covered.

Right now, this space is usually not available every day of the week. But, please message us if you'd like to extend your trip and we can talk about making that happen. In addition to your private space, you can also enjoy the shared living room, kitchen, and backyard deck.

We lead an active lifestyle, so our availability depends greatly on what's happening during any given week. Sometimes we're very present, and sometimes we're scarce, though we're never more than a text message away! When in the house, we absolutely love helping folks get the most out of Portland, so we're happy to provide tips about

places to go and how to get around the city. We've also created a book with basic info about the house and our favorite local spots to visit, for your ongoing reference. If there's anything you need help with, just let us know as soon as possible and we'll make sure it gets fully addressed.

- We're family friendly.
- We're LGBT friendly.
- Our City of Portland permit number is

Rebecca & Kevin's home is located in Portland, Oregon, United States

We love our mellow and modest little neighborhood that is close to everything. In under 10 minutes, you can walk to a coffee shop and organic market, a 24-hour hotcake house, a public park, several dive bars, and the Aladdin Theatre for live music. If you venture a few minutes more, you can also walk to some of the best restaurants in the city on SE Division. We're also a 5-minute drive or a 20-minute bus ride away from downtown Portland.

We're just a few blocks from several different bus lines, and the MAX light rail is a 15-minute walk away. Traveling by bicycle is also very easy in this area. Everyone in this neighborhood parks on the street, but there's never a shortage.

queen bed

1 air mattress

THE ROOMS: Guests stay in one of our 2 upstairs bedrooms - EAST or WEST - and they must be reserved separately. The two rooms **SHARE ONE BATHROOM** and there are **NO COOKING FACILITIES**.

The EAST room has a queen bed and a street view.

The WEST room has a double bed and a garden view.

NOTE: If the room you were hoping to reserve does not show up for your dates, it's because it isn't available. We don't charge a cleaning fee, but a 11.5% hotel tax is added along with your Airbnb fee when you book.

The rooms are meant for only 2 guests who share a bed, so it will feel a bit crowded with 3. If you register for 3, the third person has a single sized cot with an air mattress and a foam topper. Some folks find it comfy, others do not. There is an extra charge for a 3rd person or to set up the cot when there are only 2 in the room – a more thorough explanation of cot charges is under the heading, **COT CHARGE** below.

As mentioned above, these two rooms **SHARE ONE BATHROOM** with 2 pedestal sinks and a claw foot tub. Each room has a mini-fridge, but **NO** microwave. We **DO NOT SHARE OUR KITCHEN**. You can eat take out or cold food in your room, and each room has a table, plates, and silverware, but (to be very clear) there is no place to cook or heat food. Each room has a window AC unit. We provide organic cotton towels and ask that you use our unscented soap, conditioner, and shampoo, or you can bring your own unscented products. We clean the bathroom because you are on vacation!

THE SET UP OF THE HOUSE: We live on the main floor **WITH 3 CATS** and we keep our living space separate from the guest areas. Our living room and kitchen are **NOT SHARED**, so there is **NO WAY TO COOK OR HEAT YOUR FOOD**. Because we keep our living area separate on the main floor, one of our guests said in her review that she appreciated “the sense of privacy and the ability to come and go without feeling like we were disrupting another person's household.”

From our front door it's only a couple of blocks to dozens of restaurants, food carts, and locally owned shops. Nevertheless, our home is in a quiet neighborhood, and your room will be a peaceful place to relax after a busy day. If you want to explore further,

there are 2 major bus lines to the downtown within a few blocks of our house.

COT CHARGE: Please note that when two people register, it is expected that they will share the bed. There is a \$10 per night additional charge to set up the cot when there are only 2 people in the room. Let us know in advance that you want the cot set up, and we will send you a "special offer" that includes the set up charge. We charge an additional \$30 per night for a third person in the room. To add that charge, just indicate that the reservation is for 3 people. There are no charges for cot set-up or for a third person when it is one child age 4-12 years. There is a maximum of 3 people in a room and that includes children. Sorry, but we do not offer accommodations for children less than 4 years old.

Guests are asked to remove their shoes while in the home; freshly laundered slippers are provided. We do not share our personal living space and there are no kitchen or laundry facilities for guests, but we do provide freshly brewed morning coffee in the front hallway. Tea is also available. For breakfast, the area is abundant with locally owned coffee shops, food carts, and restaurants, all within steps from our home, or you can have a cold breakfast in your room. Free street parking is available across from our driveway. No city permit is required.

We love meeting new people and we take pleasure in helping you make the most of your visit to our wonderful city. We have made a list of our favorite places to eat – all are close to our home, and we have loads of books, maps, guides, and brochures to help plan your visit to Portland. However, we can also let you explore and discover on your own if that's your style.

Our southeast neighborhood is close-knit and quiet but only blocks from a trendy, bohemian-style shopping district with excellent restaurants. Free street parking is available across from our driveway. No city permit is required. We have several beautiful parks close by with duck ponds, tennis courts, and jogging paths. Portland has an active arts and music scene with styles for all tastes. The downtown is on the water and a great place for sailing or a dinner-cruise on the river. The Columbia George is about a 45-minute drive from our home. The Oregon coast is about an hour and a half from here by car.

If you have a car, free street parking is available across from our driveway. No city permit is required. We have two major bus lines within a few blocks of our home. Trimet is the bus system and you can plan ahead by looking at the trip planner on their website. The #14 bus goes downtown via Hawthorne/Madison and the #15 Belmont bus will take you downtown and directly to NW Portland including the Pearl District. Want to borrow a bike? and download the app. There are 2 stations to p/u a bike just a few blocks from our home. Both Salmon and Lincoln are wide streets designated as bike friendly and used by local bicyclists. There is access to the Springwater bike and hiking trail about a mile from our home.

Our listing is not set up for the safety of babies and toddlers. Children should be at least 4 y/o.

We have 3 friendly CATS, Fiona, Lily, and Chi Chi, and they roam freely throughout the house.

As mentioned several times already, we don't share our personal living space, nor do we share our kitchen.

Free street parking is available across from our driveway. No city permit is required. However, **DO NOT LEAVE ITEMS VISIBLE IN YOUR CAR** day or night, as we sometimes have car break-ins in our neighborhood. If you can't unload your car into your room, then we suggest that you find a different listing.

Both guest rooms have keyless lock pads and you will choose a personal 4-digit code to get you in the front door and also into your room. For everyone's security, these personal codes are entered and erased from the locking systems for each guest's stay.

Finally, we are registered as an Accessory Short-Term Rental (ASTR) with the City of Portland as required by law. Our ASTR permit # is 15-226468-000-00-HO.

1 queen bed

1 queen bed

This private lower level features a two room complex and complete with a private bathroom. The first room entered contains a full size futon and a flat screen where you can watch Apple TV including Netflix, Youtube, Vimeo, and other channels.

The second room is connected by a doorway and is a second room with a very soft queen size bed.

Directly connected to second room is the private bathroom, complete with towels and soap.

Guests are to use the lower level and outside patio only. There is a laundry room equipped with a sink, refrigerator, microwave, tea and coffee.

When we are around we are able to speak with you if you have any issues or would like to ask directions, or just have conversation.

There are a ton of night time spots, restaurants, and public parks within walking distance of this neighborhood.

There are a large number of coffee shops, restaurants, and art galleries directly around this location. We live next door to two really good bars with great late night food.

We are about 300 steps from 2 bus stops that will take you into the heart of Portland, or to the Airport. Uber and Lyft is available as well.

The space is not wheelchair accessible, and would be difficult to maneuver into if on crutches, or physically disabled.

Bedroom 1

1 king bed

Your stay will include a tranquil room with a lot of natural light, comfortable king size bed and private bathroom. The room is tastefully decorated with a touch of "modern meets bohemian".

Feel free to create your own meals in the fully modern kitchen or utilize the grill on the patio.

Start your morning with a complimentary cup of Portland's finest local coffee and organic fruit while you plan your day.

Portland and the surrounding areas are screaming to be explored! Maps of the city, brochures of things to do, local magazines featuring what's happening now, and of course my personal website, are all easily accessible from your room to help you through your adventures.

As a guest, you will enjoy free access to our privately owned gym just 1.5 miles away. Upon arrival, you will be given a 4 digit keypad code to enter into the home, therefore eliminating worry of losing keys as you set out on your journey. This code gets changed after each guest leaves.

For the allergen-sensitive guests, the pillows and mattresses are encased in protectors so you can sleep comfortably and with a peace of mind. There are plush towels for the guests in addition to a blow dryer, shampoo/conditioner, soap and lotion. For the light sleeper, complimentary disposable ear plugs and eye masks are also available.

Portland, as you may know, is one of the most bike-friendly communities with 320 miles of designated bikeways and bike paths. Take advantage of 2 complimentary touring bikes (helmets and padlocks included) while you delve into all that Portland

has to offer.

We share our home with a black lab who is friendly and will likely greet you from time to time, but mostly he keeps to himself or hangs out with us. We love meeting people and will gladly be available to answer questions you may have to offer advice on things to do and see. With that being said, we respect the privacy of our guests and will interact as little or as much as they want.

You will be staying in one of the best neighborhoods in Portland, Oregon! Our home is located in John's Landing, one of the safest areas in Portland, beautifully nestled along the Willamette river. The homes here range from tall upscale high rises in the south waterfront to Victorian-style homes along the west hills, and are highly sought after for their views of the river and cascade mountains.

Many major amenities are just moments from the door step. Staying here, you are only 3 miles south from downtown where you will find the best restaurants, bars, food carts, nightlife and shopping. The world famous Saturday market is located downtown, in addition to the Portland Art Museum, theater venues on Broadway, the ever popular Voodoo Donuts, Pioneer Square, Old Chinatown, and the Shanghai Tunnels.

Our home is just minutes to the Willamette River promenade where you can rent and launch your canoe, kayak or paddle boards. Connecting the Sellwood bridge to the south waterfront is the Willamette Greenway, which parallels the river. Take a relaxing walk or bike along the greenway where you'll pass a number of marinas, observe sailboats and fisherman, see the Portland Spirit River Cruise, and eventually end up near the aerial tram where you can ride up to OHSU, the research hospital at the top of the hill, and catch amazing views of the city.

If exploring a lush forest is your thing, Tryon Creek Park is just 3 miles south of where you will be staying. It is Oregon's only state park within a major metropolitan area and includes 8-miles of hiking trails, 3.5 miles of horse trails, 3-miles of paved bicycle trails, 8 bridges and a wetland boardwalk.

Zupan's, Portland's favorite organic marketplace, is just two blocks away, where you can stock up on locally-grown fruit and produce and the finest selection of fresh meat and fish.

Stroll through the neighborhood and treat yourself to a drink at McMennamins Fulton Pub, grab a coffee at our favorite local spot Jola Cafe, eat amazing fish tacos at Corbett Fish House, or get pampered at Rejuvenation Day Spa.

Public transportation is right outside your door and is provided by TriMet, a nationally-recognized transportation agency that serves the greater Metropolitan area by bus, light rail and streetcar. Major freeways and other arterials are a short drive away. If you are not driving your own vehicle, you can take advantage of Zipcar or Car2go.

1 queen bed

Your two-story room opens to a large covered balcony overlooking the neighborhood where you can get some fresh air while watching the Portlandia rain.

The lower lever includes an office area equipped with a desk/chair where you can peacefully get some work done. There is also a small dining area with a table and chairs and your own mini fridge.

Our room is ideal for guests wanting a private cozy space without having constant host interaction. We are always cooking and have small children in the house, so we limit any use of the kitchen or other living areas of the house.

I am home most of the time and am always available to answer questions and make your stay as easygoing and warm as possible. We also speak Russian and Spanish if that is helpful. Please also ask if you need recommendations on food, Portland has so much to offer if you love to eat!

Have you heard about the uniqueness of Portland and want to experience it for yourself? We offer a great location to make your stay PDX friendly. Our home is perfect for those who like to explore on foot. We are just blocks away from the bustling streets of Williams, MLK, Alberta, and Mississippi and about a 10 minute drive from the Moda Center and Downtown Portland.

The NEPO neighborhood is peaceful and full of charming Portland homes. We are walking distance to the Historic Irvington neighborhood and Irving Park, which includes basketball courts, tennis, dog walking, playground and much more. Enjoy the organic food scene with walking distance to New Seasons and Whole Foods.

We do not have a driveway but free street parking is available in our neighborhood; you will usually be able to find a spot right on our street or in front of our house -- the streets seem to fill up after 5pm, but worst case scenario is parking a few houses down. Won't have a car during your stay?

Uber from our house can take you to downtown for around \$9-\$10

the bus stop is a block away and the main bus #6 runs down to the green light rail station that can take you to downtown. And if you walk further west to N Williams, there are bus stops that go straight into downtown. A 2-hour Trimet(Bus, Max light-rail) pass is \$2.50, or \$5 for the whole day.

Portland bike share, aka 'biketownpdx'. The closest station is just 2 blocks north of our home: corner of Grand AVE & Going St. You can download the app and/or go on their site to register/learn more: (URL HIDDEN) Cost: \$2.50/30min; \$12/day.

bike rental, located a few blocks away, 25\$ for a full day per bike, Portland has some very nice cycling trails

Our home is newly built with all new amenities.

Your mini fridge will come stocked with water bottles. I will also have a tea kettle and an assortment of teas for you in the room.

There are house slippers near the door if you need something cozy to wear.

Your bathroom has a full shower stocked with shampoo, conditioner and body wash.

There is also a bike hook in the ceiling of the lower level of your room for safe indoor bike storage.

1 queen bed

Guests rave about our super comfortable queen sized bed.

You are welcome to use any of the common areas of the house including the beautiful back yard & porch, fire pit and BBQ grill.

We make check-in a breeze with our key lock box! We'll be around and will be happy to help you with any needs.

The bathroom is shared with the hosts. Guests are given first priority.

1 king bed

1 sofa bed

This is a nice private space. There is room to spread out and have some downtime when you aren't exploring Portland and the surrounding areas. If you are traveling by bicycle, we have a covered outside area to lock them up and it is accessible using the same key as the rental.

Besides the private apartment, guests have access to an outdoor eating area in the front yard. It is available from 8 am to 7:30 pm during the school year and 8:30 pm in the summer.

We are happy to chat about Portland or your stay. Because it is a private apartment, we try and respect your privacy and you won't be seeing us unless you'd like to chat. We are often out and about and sometimes may do a trip to the beach just a short drive away, but we will make sure that someone is always available to answer questions and

deal with any issues if they arise.

Mt. Tabor/Montavilla neighborhood is a great place to explore. You can walk to Mt. Tabor Park, The Academy Theater, coffee shops and restaurants.

We are near bus and bike routes to downtown Portland. We are just a minute walk from the #4 bus, a frequent service bus that goes downtown.

We often will arrange to leave a key for you to allow for flexible check-in times.

We are a basement apartment in an old house. So although we do try to be quiet, you will hear us moving around upstairs.

1 queen bed

At the Contemporary Mt. Tabor Treehouse you can indulge in comfort and privacy without paying for pricey downtown lodging. Here you will enjoy a comfortable stay where many recreational opportunities are footsteps away. Enjoy a walk or jog through the pines of Mt. Tabor or take a bus down Division street where much of the entertainment awaits. Explore in galleries, shopping, tasting rooms and best restaurants, as well as local events. We are less than 2 miles from the best SE Portland neighborhoods and about 5 miles from downtown.

Natural wood floors will keep you cool in the summer and warm in the winter. You will enjoy a beautiful kitchen with a gas range and all the essentials. Microwave, french press, pots and pans, plates, cutlery and common pantry items, including coffee and tea, will be available for your pleasure. We provide you your very own Keurig, but you are welcome to our coffee as well.

The living room is artistically designed with fireplace as a centerpiece.

The dining room is surrounded by trees and sunlight.

Your Master bedroom is private and cozy with a queen size bed and full access to HD cable on a 40" screen. The shared bathroom has a bathtub and a stand up glass-enclosed shower.

The house also has it's own convenient and accessible parking and is equipped with WiFi.

Our modern, custom built Contemporary Home has two levels. On the first floor, the welcoming open floor plan makes for a great relaxing space. The kitchen and all common spaces are available for your use

We will be doing our normal work-day thing, but you are welcome to come hang out with us in any of the common spaces. Our dog Lola will probably be very eager to meet you.

The Neighborhood - Mt. Tabor and Montavilla

Located in southeast Portland, our Home straddles the Montavilla and Mt. Tabor neighborhoods.

The Treehouse is within 1 mile of the main Montavilla strip, which includes a movie theatre, several local eateries, a farmer's market, nice locally owned restaurants, and a plethora of places for an adult beverage or two. There is also shopping available during normal business hours. We are bikeable to the Hawthorne and Division Strips which include some of the best restaurants in Portland. For those who are a bit more adventurous, you can easily bike all the way downtown along one of several bike-friendly neighborhoods which provide a corridor to all of downtown Portland's gems. For those who prefer more chain restaurants and malls, both are within a couple miles.

Mt Tabor Park Main entrance: SE 60th Ave & Salmon St.

Mt Tabor park offers gently curving parkways, long flights of stairs, numerous walking trails, and a nursery yard. It also showcased native plants. In 1912, construction workers discovered volcanic cinders which were later utilized in surfacing the park's roads.

At the crest of the park is a bronze statue of Harvey W. Scott, editor of The Oregonian newspaper from (PHONE NUMBER HIDDEN) and from 1877 until his death in 1910. The park includes accessible picnic area, play area, restroom, court, dog off-leash area, horseshoe pit, trails – paved and unpaved, picnic tables, playground, a statue, tennis court, and volleyball court.

Bike: Bike paths offer safe and fast routes throughout this area of Portland.

Public Transport:

Rail- The Max Line (Rail Line) is less than a mile away. It will take you to the PDX Airport or downtown.

Bus - TriMet bus line stop is 300 ft from our door and will take you all the way downtown via Division St or to the Max station.

Uber and Lyft service available in Portland. Taxis are also another option.

The space is a comfortable private bedroom with a closet and dresser. You also have a private bath/shower. The bedroom has cable TV, coffee maker, coffee, snacks, and drinks for you in the mini fridge. Gay + LGBTQ friendly.

The secluded entrance is from the garden in the back of the property.

I'll offer all the help I can. I'm out a lot and often off fishing, camping, asking or mtn. biking on weekends. If I'm home, I'll help in person. If I'm not home, I'll help by phone or text. I'm happy to give advice and offer as much help as you need without invading your privacy.

Overlook is an incredible neighborhood close to everything. Overlook park is only a block away, and the Bluff park is a few minutes walk and offers amazing views of the city and the river. You can't beat it.

Getting around from the house is super easy. Max is a couple blocks away. The Pearl District and Downtown are only a couple miles. It is about 5 minute walk to the Mississippi District and only a few more to the Williams District. If you drive there is plenty of free on street parking and Uber is everywhere. The house is very accessible, its close to the freeway, and Max line. If arriving to Portland by plane, the Max drops you off very close to the house.

If you'd like to hang out on the back patio and enjoy a fire at the fire pit, just ask and I'll let you know how to use it.

1 king bed

1 sofa bed

This is a nice private space. There is room to spread out and have some downtime when you aren't exploring Portland and the surrounding areas. If you are traveling by bicycle, we have a covered outside area to lock them up and it is accessible using the same key as the rental.

Besides the private apartment, guests have access to an outdoor eating area in the front yard. It is available from 8 am to 7:30 pm during the school year and 8:30 pm in the summer.

We are happy to chat about Portland or your stay. Because it is a private apartment, we try and respect your privacy and you won't be seeing us unless you'd like to chat. We are often out and about and sometimes may do a trip to the beach just a short drive away, but we will make sure that someone is always available to answer questions and deal with any issues if they arise.

Mt. Tabor/Montavilla neighborhood is a great place to explore. You can walk to Mt. Tabor Park, The Academy Theater, coffee shops and restaurants.

We are near bus and bike routes to downtown Portland. We are just a minute walk from the #4 bus, a frequent service bus that goes downtown.

We often will arrange to leave a key for you to allow for flexible check-in times.

We are a basement apartment in an old house. So although we do try to be quiet, you will hear us moving around upstairs.

1 queen bed

The shared space has an indoor fireplace, outdoor bonfire pit with firewood available upon request, as well as a front porch, back porch with a hammock, and a spacious backyard. The kitchen comes with a stainless steel refrigerator and gas range stove top. There is a private bathroom for your use only that is adjacent to the bedroom. The bedroom comes with a queen sized bed. It also has direct access to the back porch and is equipped with Wi-Fi and a 50-Inch 1080p LED HDTV for your personal use (equipped with free Netflix and HBO-GO for your use).

Private bedroom, front porch, back porch, backyard, kitchen, living room, private guest bathroom, washer, dryer, and back porch hammock are all accessible and for your use.

I will be available mostly in the afternoons and evening each weekday, and on the weekends if needed.

My listing is in the heart of Portland's Alphabet District, and probably the closest you can get to all the shops, restaurants, and bars that it has to offer.

Walking distance to 21st and 23rd Ave, and only a slightly further walk to downtown and the Pearl District. Close by to the bus and train stop as well.

Occasionally you will hear my heavy footed neighbor upstairs, otherwise, you will find my place quite peaceful.

420 friendly. While I don't partake, this is Portland, so feel free to do so on the back porch!

1 queen bed

The Eastern Room is a large upstairs bedroom with treetop views in our bohemian old Victorian home just a few blocks off Hawthorne, southeast Portland's mellow hippie haven. Your room has a refrigerator and a small selection of locally made comestibles for breakfast or any time, as well as some of our personal cannabis stash that we are happy to share at no cost to you. (Also check out the Green Room: <https://www.airbnb.com/rooms/7247786> and the Boho Room: <https://www.airbnb.com/rooms/11566987>.)

The Eastern Room has a comfortable queen bed and a small seating area, and you'll have access to our kitchen for basic needs and the library, a small sitting room. Please take advantage of the swings on the front porch as well as our little hang-out space under the trees (if weather permits!). The shared bathroom has a charming sunken tub and a fancy bidet toilet seat.

Your hosts - that's me, Katherine, and my partner Fortis - live at Beit Shlomo with our family, and we often work at home as well, whether that's writing (Fortis), managing Shalom Cascadia (Katherine) or just cooking dinner and taking care of the kids. Feel free to ask questions, and rest assured we won't oppress you with too much conversation.

Note: We give our guests space, and are definitely available when needed, and we also host a short event to welcome Shabbat on the front porch every Friday evening at 6pm. All guests and friends are invited to join us for wine or juice and homemade challah!

Our little part of southeast Portland is so special. Walk to two huge parks or any number of coffee houses, restaurants, or bars. New Seasons Market is available for all of your Portlandia grocery needs, and we're even pretty close to both the airport and downtown. We're on several major bus lines, so getting around is easy. Please ask for recommendations! We try to stay up-to-date on the best yoga studios, newest kava bars, and latest vegan treats.

My first recommendation is get excited about walking! So much is right here. We are on the 15, 14, 75, and 71 bus lines, and hardy souls can take Max light rail from the airport and walk from the nearest stop (60th & Glisan). Our neighborhood is wonderfully bicycle-friendly so pop your bike on the Amtrak and ride here from the station. Or try BIKETOWN, Portland's new bikeshare system. Parking can get crowded but is generally available on Yamhill St.

We do have a dog on the property, but never in your room or the shared spaces. Our Doberman girl, Hero lives on the main floor. We have not had issues with allergies but if you are extra-sensitive, your mileage may vary. Our Portland ASTR permit number is .

The room features a king-size Tempurpedic bed. Hardwood floors throughout. Gorgeous view of downtown, river, and mountains from the living room.

On street parking available in front of our home. We have parking permit for one car. My children aged 9 and 6, and I will be in the home during your stay. We are clean, polite, and easy-going.

Our bedrooms are downstairs while the guest room, guest bathroom, living room, and kitchen are upstairs. The guest room is near the main entrance so you don't have to worry about waking us up when coming home late.

We have a lockbox so you can check-in at your convenience. Also, let me know if you would like to drop off your stuff before the check-in time. I will try my best to accommodate your needs.

Our neighborhood is safe and peaceful, yet so close to downtown. Easy access to public transportation, and all major freeways.

Public transportation--bus and Max are about 0.25 mile down the hill. Street car is about 1 mile.

Please note:

1. On weekdays, we start our day and head to school around 7am guests will likely hear some activity but it will be quiet shortly after.

2. To get to public transportation, it will require some walking down the hill. Getting home from the public transportation will require walking...uphill.

3. There are 3 ways to walk to public transportation/downtown:

- A 200-step staircase near our house. This will take you to SW Broadway Street. This puts you on Portland State University's downtown campus and is the fastest way to get to Max, bus, and the rest of downtown. We do this everyday. It is fun and good cardio exercise.

- A short walk through the wood and a gated community to a 50-step staircase. This is the best way if you don't like the stairs so much. This will get you to another part of the PSU campus and the beautiful South Park Blocks. You can continue walking to catch the Street Car on SW 10th and Market.

- A walk down Hoffman Avenue, then to SW Broadway drive. Cross the freeway and you will be at Max, bus, Portland State University, Starbucks, etc. Use this option if you want to avoid the stairs completely but there is a little more traffic to contend with.

Joy's home is located in Portland, Oregon, United States

1 queen bed

Plenty of room to spread out on the second story in my comfortable, warm and inviting home. This is one of two rooms I am making available to my guests. Both rooms are private but please keep in mind that there may be another guest down the hall and also sharing the bath. Both rooms have closets and dressers so feel free to unpack and get comfy. The commons room is a nice spot to relax and read. There is a mini fridge for

your cold beverages and also a Keurig and electric tea kettle. I keep the breakfast bar here in the Commons room stocked with fresh fruit, bottled water, hot cereal and several other breakfast items. Hi speed Wi-fi available for watching Netflix etc. but no access to cable television or even a television! So please bring your laptop. Both rooms have queen beds with mattress toppers, cotton sheets and warm blankets with lots of pillows. The bathroom has been completely remodeled and wait until you get in the shower with its multiple shower heads and shower bar! If the dates you would like to stay are not available for this room please check my other listing in my home.

My guests will have access to my entire property excluding my private space. I have a back deck with table and chairs right off the kitchen. Please take advantage of this when the weather is nice! My living room has plenty of space to relax. Entry is through my front door with parking in the driveway or street. Please feel free to use my kitchen to cook and use my dining room. Its available from 6 a.m. to 9 p.m. and is fully furnished with cooking utensils. Front porch is available for relaxing as well.

I will be available to answer any questions you may have during your stay and if I don't know the answer I will find it for you. Should you need a lift to or from the airport I'm available for a small fee, just let me know when you schedule your reservations. Sometimes I eat meals with my guests and we cook together. Its up to you how much interaction you desire. I respect my guests desire for privacy.

The Historic Woodstock neighborhood with its shops, restaurants, tap room and coffee houses are a short walk away. Walk to the heart of Reed College along the Reed Canyon wildlife trail. Check out New Seasons with its rooftop bar. Trader Joe's, Starbucks and two beautiful parks all a few minutes walk away. Pretty much everything you might need is within walking distance and if its not the bus or light rail can get you there.

There are three bus stops five minutes from the house another just a bit further that will take you to light rail which runs downtown.

I have dogs which I keep in a separate area or the backyard. They never go upstairs, where my guest bedrooms are located and they rarely are in any other part of the house but my space.

1 king bed

My space is located in a quite neighborhood that is very close to downtown Portland.

I have been letting my guests use my kitchen

I also will help you with transportation when I am available.

My neighborhood has some nice coffee shops. I am very close to the Willamette River where you can rent a Kayak or paddle board. You can also take a nice stroll in the nearby Willamette park. It has a nice jogging or biking trail that will take you into downtown Portland.

There is a bus stop about 1/2 mile from my place. It is easy access to the max train that will take you to the airport.

If you are using the navigation app to get here, don't use (SENSITIVE CONTENTS HIDDEN) maps. It will take you to the wrong place. The app that has been tested and works at finding this address is Waze. Also Siri navigation for the iPhone works as well.

Beautiful Willamette River and Cascade Mountain views from every window. Located within minutes walk, drive, bus or bicycle to downtown Portland, OHSU, OMSI, Forest Park and the Willamette River.

The Red Max line runs from Portland Airport to within 1 mile of my home.

Bus line #12 Barbur/Sandy Blvd stops at the end of my street. For more bus info check out this link (URL HIDDEN)

This neighborhood is named Lair Hill and is nestled in-between the South Waterfront, Willamette River and Forest Park.

Guests will need the security gate code to access my home, along with a code for the front door. These codes will be provide 1 week before arrival. This neighborhood is really quiet and very safe 24 hours a day.

Come and go as you please, just like a hotel, anytime of day or night. I love meeting guests yet occasionally our timing does not align. You can message me anytime of you have any questions.

I love how quiet and peaceful this neighborhood is, while being just minutes from downtown Portland. The neighborhood is surrounded by trees, green spaces and has beautiful views of the River and mountains.

There are 3 seasonal farmers markets within 3 miles of my home.

Thursday - from 2pm the south waterfront

Saturday - from 10am PSU blocks

Sunday - from 10am Hillsdale farmers market next to Wilson High School.

Portland City Transit bus line #12 is located just around the corner on Barbur Blvd and the Max line is a 10 minute walk away. (URL HIDDEN)

Beautiful kitchen if you love to cook.

There is a full washer and dryer next to your private ensuite bedroom with fresh and clean towels and bedsheets.

Ample free street parking if you have a vehicle.

High Speed Internet.

No TV's in the house

Tobie is the happiest and friendliest golden retriever you'll ever meet.

My home is a 1920's style bungalow in NW Portland's Nob Hill neighborhood. While here, you can share the comfortable living room or retreat to your own room for a well deserved rest. The kitchen is available if you would like to cook but I find most people end up sampling all the great restaurants and eateries close by. Your room is next to the bathroom and kitchen and has a comfortable queen bed and an amoire to hold your belongings.

One thing to note; When there is another guest in the other airbnb room the bathroom will be shared but it seems to work out just fine. I look forward to meeting many new guests and sharing my home with them.

Shared common spaces are a newly remodeled kitchen and bathroom, dining area and living room. In the nice weather I have a little side porch with table and chairs for morning coffee.

You will have as much privacy as you would like. I usually check in with you to make sure you are comfortable and then you are on your own unless you need me. I am happy to offer recommendations for local sites and help with navigating the area if you need it.

Near the NW 23rd district's hip coffee shops and upscale boutiques and restaurants. The trendy Pearl shopping district and art galleries is blocks away and Some of the best Portland parks biking and hiking trails are easily accessible as well. Forest Park and Macleay Park, and Washington Park are nearby for hiking and biking Wallace Park with a public tennis court is across the street and we are not far from Portland's Chinese Garden, Rose Test Garden, Japanese Garden, and Powell's bookstore. Our local health food store, library and local businesses are all easy walking distance

We are close in to the city in a central location with great access to the freeways and public transportation. It is a 20-30 minute taxi or Uber ride from the PDX airport. You can ride the MAX train in from the airport and transfer to bus 77 to a stop just a few

blocks away from the house.

Parking is on street if you have a car. We are close to public transportation and while here in this neighborhood you probably won't need to drive. There is a bin in the fridge to keep food and a shelf in the pantry if you want to cook while here.

2. Albuquerque

Barb's Top Ten Things to do in Albuquerque
and the Surrounding Area

Okits really 19 but who's counting?

See the sunset from the top (or bottom) of the Sandia Mountains:

Take the worlds longest Tram to the top, you can eat at High Finance or have a margarita.

Afraid of heights? Eat/ Drink at Santiago's, conveniently located at the foot of the Tramthe sun sets there as well.

Old Town is close and it is a great place to walk. Hungry? Church Street Cafe is waiting. Try some enchiladas or their original Chile Rellenos with red and green chile sauce.

If you have had enough New Mexican Food for this trip, Vinagrette beckons with unusual (and healthy) salads.

In the Old Town area, several good museums can be found :The Indian Cultural Museum, The Albuquerque Museum of Art and History, The New Mexico Natural History Museum with a planetarium, The Children's Museum, and The Rattlesnake Museum.

Other local destinations include The Bio-Park with its Aquarium The Rio Grande Zoo, and The Botanical Gardens While at the zoo, hop on a miniature train, it winds its way to through Tingly Beach where you some of Ed Haddaway's sculptures reside.

Stop and Shop at Palms Trading Company..... If you just look at stuff it might be cheaper. But half priced deals abound, and you NEED all the beautiful ceramics, turquoise jewelry, and kachinas you see from the 19 Pueblos around NM. Visit Los Poblanos Inn: a historic property with a farm shop, lavender fields and fantastic restaurant.

Acoma Pueblo is definitely worth a visit. Native Americans live on top of a mountain that looks like it had a crew cut. Some people call these mountains Mesas but we prefer to call them mountains with crew cuts. Anthropologists agree that Native Americans have been living there since before Eisenhower was president.

Forward Hike!

You can hike Tent Rock Canyon. It is on the way to Santa Fe and it has very interesting land formations that look like tents with rocks on them. They also look a little bit like Humphrey Bogart in profile. See, there is his nose.....

Forward Stroll! Uh Forward Shop!

Stroll around Nob Hill or Uptown for great shopping

Forward Hike Some More!

Visit Tinkertown off of Route 14 at the base of the other side of the Sandia Mountains. It is a Ross Wards wonderful wacky vision that is open April - October. Then Hike, Cross country ski or snow shoe in the Sandia mountains or Continue on to Madrid a funky art town on the way to Santa Fe.

Forward Fly!

Take a balloon ride! We are the Balloon Capital of the world!!! I can arrange a discount for you!

Forward Drink!

Visit and sample wares at Casa Rondena Winery, Gruet Champagne, or St Claire Winery.

Forward Eat!

Eat at Jennifer James 101 for a wonderful dinner!

Just Sit Down and Paddle

Kayak or paddleboard down the Rio Grande.

Gamble at one of our many Native American Casinos such as Sandia Casino which often has a beautiful outdoor concert.

Enough of is time to get serious and see the world (at least New Mexico):

In Santa Fe there is a wonderful Folk Art Museum. among many other galleries and museums including the Georgia O'keefe Museum.

Or you can visit a Japanese Hot Springs called Ten thousand Waves.

Don't forget the world class Santa Fe Opera.

Further north you can visit Ojo Caliente Spa and Hot Springs...Georgia Okeefes home (you need reservation),Taos...There are wineries along the way.

Further south you can visit Truth or Consequences to take it down a notch in the natural hot springs there. Float down the Rio grande in an inner Tube in June and July,

Boat on the Elephant Butte Lake or even take a flight to the moon from the Space Sport which is opening soon!

Consider White Sands, Roswell for the Alien Museum, Carlsbad Caverns, Jemez Springs, Valles Caldera National Preserve or Anazazi anthropological sites such Chaco Canyon or Bandelier National Monument.

1 queen bed

2 single beds, 1 couch

The kitchenette has a hotplate with one burner, an electric griddle, coffee maker, blender, toaster, toaster oven, mini fridge, sink, and a microwave. We provide our guests with coffee and a selection of teas.

If a 5th guest is staying, the futon couch opens flat and a twin mattress will be placed on top to provide a comfortable twin bed.

Access to your casita is just to the right of the garage, near your parking area, by a lighted pathway that winds around the house. After our initial meeting, I will provide you with a keyless entry code and you may come and go at leisure. Please text me if you have any questions or concerns during your stay.

I would like to personally greet you at the front door of the main house with the keyless entry code to your casita. I will walk you back, make sure you are settled in and answer all your questions. Occasionally, scheduling might not allow me to meet you, so I will provide detailed instructions on how to self-check-in.

Beautifully located in Northeast Albuquerque near Balloon Fiesta Museum/Field and just 10 minutes from the Sandia Peak Tramway and many beautiful Sandia Mountain hiking trails. There are several nearby restaurants and groceries.

There will be one available parking space on the driveway. Turn into the driveway and continue until you see the four white reflectors on the driveway; please stop there and do not go past the reflectors. Come to the front door of the main house (through the arched iron doorway) and I will take you to your casita. If using self-check-in, to the right of the garage, there is a rock pathway that takes you to your casita.

Additional parking is located in a rocked area in front of the house.

PRIVATE BATHROOM and PRIVATE BEDROOM! I'm a textile designer from England with art from all over the world dressing my home.. The neighborhood is very "HIPSTER" friendly full of live music venues and places to eat, drink or shop. Enjoy!

My adobe house was built in 1948 with large ash trees planted around it.This is a traditional New Mexican style home. Adobe keeps it warm in winter and cool in

summer

I have created a lovely garden with flowers blooming from spring to the first frosts. There are two patios where guests are welcome to sit and I have a hammock which is easily put up.

My garden is private and quite large. I also offer off street parking.

Though I live in mid-town which is close to everything it is quiet and serene in my house .

It is about a 10 minute drive to Old Town, the historic part of Albuquerque with good restaurants, museums and IMAX theater near by. We have the longest aerial tramway in the world which takes you up to the top of the Sandia Mountains.(Sandia means watermelon in Spanish which describes the wonderful color of the mountains at sunset. I am close to ABQ Uptown, upscale shopping and dining and Apple store.

Also nearby is the Nob Hill area on historic Route 66, a lively mix of boutique shops, restaurants and Nightclubs.

There are interesting day trips to the Indian pueblos like Acoma built on the top of a mesa and Madrid which was a coal mining town now revitalized by artists weavers and potters. Madrid is on the scenic Turquoise Trail, the back road to Santa Fe.

Santa Fe itself is a one hour drive on the freeway from Albuquerque and we also have the Rail Runner

Also downtown you can find the Indian Cultural Center and the Hispanic Cultural Center.

In October we have the Balloon Fiesta, the largest hot air balloon event in the world.

I am close to everything in Albuquerque

You can park off the street by my garden wall.

There is a bus service a few minutes walk away. Albuquerque is fairly spread out and driving makes it easier to get around.

The House: Built in 1898, it's got character - including some funky bits and some awesome bits. We like the large covered back porch, the high ceilings, the creaky old floors, the rubble stone foundation, and the spacious kitchen with a jaunty blue stove.

Us: You'll share the common areas of our home with James & Lori, Samson & Rosie (our young dogs), and Buster & Fidda (our cats). We keep the pets out of your room, but they hang out all over the house.

High speed wireless internet available.

Plentiful street parking, walking distance to several bus lines.

No smoking inside.

Please contact us if you are interested in staying longer than a few days so we can chat and see if our place will meet your needs.

We are happy to have you live in our house with us for a while -- borrow a book or DVD from our shelves, use our washing machine and dryer, cook in our kitchen, chat with us about your New Mexico adventures, get some loves from our sweet dogs Sam & Rosie, take a nap with Buster -- or just give us a wave and smile as you duck into your room :-)

A historic district near downtown, Huning Highlands is centrally located on Route 66/Central Avenue just across the train tracks from Downtown.

Our house is:

walking distance to great eats like the Grove Cafe, A&B's Lunchbox, Farina Pizzeria, Hartford Square, Holy Cow and the Artichoke Cafe;

1/2 mile to bus/train station, downtown Albuquerque, I-25, Lovelace and

Presbyterian Hospitals;

1 mile to the west side of UNM main campus (we both walk, bike or bus to campus

daily);

2 miles to Old Town Plaza and Nob Hill district; and

4 miles to Albuquerque Sunport.

1 queen bed

Accommodations:

The Guest Room has a queen size bed with fresh linens, drawers for your things, charging for your devices and free wifi. You'll find all of the conveniences of modern life here - a/c, heat, contemporary art, a new kitchen with dishwasher, gas stove and all the cookware you'll ever need, and a full bathroom, which is shared (I also have a half-bath at my end of the house). The house is centered around the Living Room, Dining Room and Kitchen area. A fireplace and entertainment system with stereo, large TV and AppleTV with Netflix (and access to your iTunes) are here for cozy nights in.

In addition to several restaurants and bars, you can walk to many museums, Old Town, Downtown and Tiguex Park. Biking opportunities abound in the area: take the bosque trail for miles of surprisingly wild sightseeing (or mile-high cycle training), and tour the shady Downtown neighborhoods. There is at least one bike available for your use for no charge.

More about the home:

In the early 1940's, ambitious and visionary builder Leon Watson created over 35 adobe homes in the Chacon Addition near Old Town. Intended for the F.H.A. loan market of middle to lower income families, the modestly sized homes were based on modern plans and built of earth and timber in the Spanish Pueblo Revival style.

Today, the adobe interior and exterior walls and earth-insulated roofs of these homes continue to stabilize indoor temperatures year round, saving on heating and cooling costs. Watson's building methods were energetic and inventive, as described in articles from the period as well as his 1982 obituary. The origins of this home's original construction have been discovered and documented through library research and careful renovation efforts.

A work-in-progress, this home is an ongoing study in contemporary adaptation through a long-term design/build remodel effort. Featured on the 2014 Downtown Neighborhood Association Home and Garden tour, the interior is a design study combining ancient building techniques, modern materials and mid-century furniture. The flow of the interior has been generously enhanced through re-imagining the division between the original house and a front addition by the previous owners. The result is an interconnected Living Room, Dining Room and expanded Kitchen. What was once the main interior adobe structural corner is now the open social center of the house - the Kitchen counter - freeing movement and light to redefine the atmosphere. An aged cork floor unifies the major living spaces, while original oxblood-colored concrete is revealed in the Kitchen and Studio. Maple counters, stainless and raw steel surfaces and stained pine cabinets continue Watson's commitment to raw materials. A white-painted ceiling, new casework and new lighting combine in a provocative composition of strong adobe bones and timeless minimalism.

Front Porch, BBQ Grill, complimentary wireless internet, shared Kitchen, Dining Room, Living Room with entertainment system, Restroom. Smoking outside only, please.

I live and sometimes work here, but I'll seek my own privacy if I need it. My hope is to make your stay comfortable and enjoyable. And I welcome feedback at any time. If you're in need of something, let me know and I'll do my best to help!

One of the quietest, prettiest and best-located neighborhoods in the city. The streets are low-traffic and safe. Check out the Guidebook in the listing for a list of recommended places to go.

Within a 5 minute walk:

Old Town.

The 33, 36, or 66 bus lines, which lead to Central Ave and the Railrunner Train to Santa Fe at the Alvarado Transportation Center.

The Albuquerque Museum.

The Museum of Natural History and Science.

Explora.

Several Cafés, Restaurants and Breweries.

Within a 10 minute bike ride:

Downtown.

The Downtown Growers Market (May through October).

The Railyards Market.

A handful of local brewpubs (Marble Brewery, Tractor Brewing Co).

Albuquerque Aquarium, Biopark and Botanical Garden.

Albuquerque Zoo.

Movie Theaters.

Train Station.

Dozens of Restaurants and Bars.

A few coffee shops (although, with enough warning, the in-house coffee is best).

Paseo del Bosque Trail. (Take this far enough and you'll be within reach of the Albuquerque Balloon Fiesta Park, which has a bike valet during the event in October!)

The Albuquerque Sunport is 15 minutes away by car and the directions are easy.

Freeway access to I-40 and I-25 is 5 minutes away.

There is plenty of on-street parking available.

About my rates - when demand is high, I raise them, naturally. I also raise them for the day before and after a new reservation. I do this to ease the transition between guests for myself, since I am the cleaning crew.

I can print your boarding pass... if you give me a heads up in advance.

My place is close to public transport, the airport, the city center, parks, and art and culture. You'll love my place because of the location, the ambiance, and the outdoors space. My place is good for couples, solo adventurers, and business travelers.

This clean, light master bedroom suite offers private entrance fr backyard patio. The space includes vaulted ceiling, clerestory windows, full bathroom, small living area with futon couch (so that room could accommodate up to four) and large walk-in closet. Sweet, private backyard w. garden and small fruit orchard: apricot, plum, peach, pear trees and grape arbor. This is a quiet, friendly neighborhood with easy walk to Nob Hill (restaurants and shopping) and UNM (hospital, university, arts and sports). UNM golf course -bordered by old cottonwoods- is close for a run or walk and there is easy access to bike trails. Whole Foods and local co-op are a short walk as well as indie theatre and local craft breweries. Easy exit off I-25 and I-40 and super close public transportation (local buses and RailRunner to Santa Fe) make this a most convenient location.

Green cleaning products used throughout house.

I've lived in NM (Albuquerque, Santa Fe and Abiquiu) for over 20 yrs so am happy to be your guide for local and regional sites, events and general information.

Guests have access to kitchen, living space in main house.

Located in Downtown Albuquerque, this 3-story town house/loft was built in 2008 and has high ceilings and tons of natural light. Within walking distance you can find...

Rail Runner train station

Shops

Cafes

Restaurants

Buses

Museums

Convention Center

Breaking Bad locations

Your room is on the 1st floor and is about 300 sq. ft., 2nd floor is the kitchen (which is open to guests) and my room is on the 3rd floor. Your room has a full bathroom and lockable door, with large glass doors that open to the courtyard. There is free high speed WI-FI and a queen-size bed. The kitchen is clean, modern and nice to cook in. There is also a small balcony and living room space in the kitchen area.

This place is perfect for business professionals or tourists, looking for a good location to see Albuquerque from. I work close to the house, and am gone most of the day.

You have access to everything in your room and the Kitchen which is on the second floor. There are also bikes you can use and I have a washer/dryer that is also available for longer stays.

Neighborhood is very friendly and within walking distance of everything downtown. Great markets and restaurants are close.

Great location to see some Breaking Bad locations from if your a fan.

There is plenty free parking on the street and in the lot to the south. I also have bikes you can use free of charge.

You can use the kitchen on the second floor as much as you'd. There is usually space in the fridge, if not I will make some. Please cook and use the TV in that room as well.

I'm pretty laid back and friendly, lets chat it up over a beer.

Super friendly neighborhood with shops and cafe's close by.

I have 2 bikes you can use and public transportation is close by also.

PLEASE let me know what I can do to make your stay better before leaving me a bad review. PLEASE read the whole listing before booking so that your expectations are in-line with what I can provide.

1 queen bed

Detached 1 bed/bath space for 2 with private entrance. Tempur-Pedic bed. Quiet and safe neighborhood, one block from grocery stores. Easy access to main streets and freeway and close to the Balloon Fiesta Park. Comfortable with many amenities such as:

Fridge

Microwave

Coffee

TV

Netflix

PS3

WiFi

The perfect get away room. We provide what you need for a stress free stay.

Comfortable Tempur-Pedicure bed and soft, clean linens. The room is tucked away from the rest of the house in a safe and quiet neighborhood.

Guests have access to high speed WiFi, Netflix, Smart TV apps, and a PS3 console. As hosts, we are available for communication before, during, and after your stay. It's our job to make sure your stay is perfect. If there is anything you need, just let us know.

This neighborhood ranks as one of the safest in Albuquerque. It is quiet and peaceful. Just set off the main streets, it feels like a getaway yet is conveniently close to groceries, and restaurants. Take an evening stroll and experience the desert and mountain views.

A bus route runs on one of the main crossroads of this location. The nearest bus stop is only a 5 minute walk away.

1 queen bed, 1 sofa bed

This is an upstairs loft with a private entrance. It includes a kitchenette with a refrigerator/freezer, hotplate, microwave and toaster oven. Everything should be in there for you, you will not need to access the house for anything but if you need something, please let me know, I will do what I can to accommodate you.

Go through the gate to the left of the garage and up the back stairs to the right.

Security code for gate is available once you are reserved.

I work at home as a realtor and also teach acting and dramatic writing, so I'm in and out all day. I love meeting new people so hopefully we will find a time to at least say hi.

We are in Nob Hill but in a very family friendly area right down the street from Bandelier Elementary and around the corner from Hyder Park. Walk to Nob Hill and enjoy shopping, restaurants and night life.

Buses are on Central (Rte. 66) which is about a 15 minute walk away.

You have a private roof deck so no need to use the back or side yard. There is a lovely park around the corner for a dose of nature.

1 floor mattress

It's a metal tipi with a triangle door and well appointed interior;) With a wood burning stove, kitchy deco, seating, a futon bed that can kinda sorta fit two, tape deck, tv, and books. It's where you can be in your own little world, and away from everything that vexes you;)

The out house has been built and it's pretty sweet!

The tipi is behind the house and there is laundry facilities in a nearby shed. The bathroom in the house is the only option at the moment but that can be worked on for the future.. The outhouse is being built :)

I'm sure any fire building will be a draw and we can all hang out and share stories and hopes for the future.. Please share alcohol and the stories will flow:)

The South Valley has the most arable land not owned by a corporation in the US and does not depend much on the outside world. Living here hasn't changed for centuries and won't be affected by much in the future. Here the US Constitution rules and crime is governed by the caliber you display on New Year's Eve at midnight - call and return, then we all go about our year with mutual respect shown by the slight nod as you drive by each other.

Going out and about by car is best. Its county so we get flooded out a bit when it rains so take care driving when it's wet. Those puddles are crazy deep and can get you stuck fast. It's county run so there is not going to be a sign to warn ya or a nice police man to come to your rescue. Take cues from other drivers and follow their

lead, we all know you aren't from around here and know the roads by heart. There is a rhythm to life here - subtle and forever.

1 queen bed

Our place is good for couples, solo adventurers, business travelers, and families (with kids). We do have an air mattress and foam pad if you are traveling with children or an additional guest or two.

You will have access to most of the front of the house. This includes your bedroom, your bathroom, and your living room with a small table set up for dining. The kitchen will be the only shared space during your stay.

We will give you your privacy on the front side of the house and interact as much as you would like. We have a very social 5 year old who loves visiting with guests. We have two cats who may or may not grace you with their presence (as cats are wont to do). We also have a small dog who is much easier to contain and will stay on the back side of the house, though she would also love to meet you.

Our neighborhood is in the valley and so we have more big trees which is part of the beauty and charm of this part of town. It is relatively safe and quiet, though, like most of Albuquerque, it is wise to lock doors and bring valuables inside at night.

Our home is close to access to the Harwood Lateral, one of the acequias, or "ditch banks", of Albuquerque. We are a short walk from Fourth Street and a local bus stop. We are one mile from a Roadrunner train station which offers easier access to the Balloon Grounds and Santa Fe. We are a 15-20 minute drive from Old Town, the Albuquerque Art Museum and Natural History Museum, the Sandia Mountains, and the Bosque of the Rio Grande, the world's longest running cottonwood forest. We are an even shorter drive to a grocery store and a food co-op.

Albuquerque has a great system of biking trails if you choose to bring your bicycles.

1 queen bed

The suite accommodates two guests. There is a private entrance to a bedroom and bath with the New Mexican charm of adobe plastered walls, viga ceilings, and Mexican tiles. A desk and love seat provide additional space for work or rest. A large built-in bookcase and large closet provide ample storage. The closet has an area with a refrigerator, coffee pot, and microwave oven. The bathroom has two sinks and a jacuzzi tub with a shower.

A high adobe wall surrounds the home with privacy and serenity. Behind the wall are brick walkways to flagstone patios with seating areas, rose gardens, and a grape arbor. The Sanctuary Suite offers you an enchanting New Mexican experience in the urban complex that is the Old Town/Downtown neighborhood.

You can use the courtyard on the side and front of the house as weather permits

We will greet and help get you situated when you arrive. We will provide you contact information in case you have questions or need some type of assistance.

Use street parking when you arrive and throughout your stay

1 king bed, 1 couch

We are VERY easygoing hosts. Our approach to hosting is to treat you like our closest family and friends and to prioritize your experience. Tell us what your preferred experience is for your trip and we will do everything in our power to help you out!

This home is minimalistic--free of clutter and distractions to keep the mind clear, pure, and happy!

This bedroom is equipped with a Cali King size bed with a brand new mattress, a smart TV, a sectional couch for lounging, a west-facing window for warm evening sunsets, an attached private bathroom, ambient lighting and candles, and a nightstand

for storage.

Kitchen/Pantry--Feel free to store and cook food while you're here!

Purified Filtered Water

Vitamix Blender

Keurig Coffee, Cold Brew Coffee Maker, or French Press (Your choice!)

Breville Juice Fountain Multi-Speed Juicer

Crock Pot

Dishwasher (No need to wash your dishes, just rinse!)

Washer/Dryer

Living Room + TV

Outdoor table w/Fire Pit and Grill

Driveway or Street Parking (Free)

Extra Half-Bathroom

Want a supportive host who can offer recommendations and chat with you?

That's us!

Want to be left alone and have lots of privacy?

That's us!

Feel free to interact as much or as little as you'd like. Just let us know what you need!

Our neighborhood is quiet, warm, and welcoming. We've prepared an easy to read customized brochure for your stay which highlights our seasonal favorites. Interested in parks, recreation, eateries, bakeries, coffee houses, nightlife, public transportation, fun activities??- We've got you covered and can suggest lots of different options if you're in search of something real special.

Lots of our guests enjoy parking in the driveway. However, street parking is also available and an Uber is never more than 10 minutes away! We're also walking distance from the bus stop! Need help getting around? Let us know and we can negotiate special accommodations!

Due to various work hours and arrival times, we may not always be able to greet every guest and give you the full tour of the house. Let us know well in advance what time you'll be arriving so we can coordinate with you!

We'll do our best!

1 queen bed

Authentic Adobe makes my home very unique. Adobe walls provide excellent insulation.

The Rio Grande River / bike trail is also stunning, and very close. The entrance is on Rio Grande Blvd NW just north of intersection with Griegos, a ten minute walk.

Guests are welcome to use the kitchen between 6:00 a.m.-midnight, as well as the ample living room, private patio adjacent to downstairs master suite, and large back yard.

The washer and drier are located within the upstairs master suite, inhabited as of 11/01/16 by the property manager. Guests are welcome to access the washer drier between the hours of M-F 6:00-9:00 p.m., and Saturday and Sunday between 2:00-9:00 p.m. Please check in with Joaquin if you need it at a different hour.

Beginning 11/01/16, property manager, Joaquin Sanchez, will inhabit the upstairs master suite of the listing; the bottom floor master suite will be rented out to guest, and it includes a private access door, a private full bath, and a private patio with chairs. It also includes access to the living room, and kitchen with full amenities: coffee maker, refrigerator, microwave, utensils, plates, pots and pans.

I love the quiet serenity of this neighborhood, the safety, and the large trees and farm

like atmosphere of the North Valley.

Public transit in Albuquerque is not stellar, but my house is easily accessible to I-40 (East/West) and I-25 (North/South). It is easy to locate for an Uber driver.

I recommend transportation apps if you do not have a vehicle; buses are fairly scarce and inefficient in Albuquerque.

El transporte público es muy lento en Albuquerque. Recomendando o alquilar un auto, o pagar por los servicios Uber.

1 king bed

1 queen bed

In addition to having 2 Private rooms and private bath, you may freely use the entire space, with the exception of my private room. I am normally present onsite during the weekends.

I am excited to share some very unique features with my guests:

Fully automatic espresso/cappuccino maker.

Fully stocked Kuerig with coffees, cocoa, cider, teas.

An exquisite Tapas Restaurant (The Cellar) right next door.

A full service organic grocery store right across the street

6 Microbreweries within a 2-mile radius.

Enjoy the meditation garden in the back complete with a fire pit and water fountain.

Unlimited use of mountain bike to get around. No need for a car rental.

Old Town & Downtown are within 2-mile radius.

Guests are welcome to use all areas of the space, including kitchen, cooking and fridge. Feel free to use anything in the fridge. The only exception is no access to my private bedroom.

I am open to socializing as little or much as you are interested. If you prefer privacy, it will be respected.

Our neighborhood has seen a resurgence of interest in the past five years. When housing prices went up, the small, modest homes found in this neighborhood became attractive to buyers who have come in and renovated, changing the face of the neighborhood. A renaissance of sorts has begun. Its close proximity to Old Town and its museums, downtown, which has many amenities, makes it an attractive place to live. The area draws artists and non-traditionalists.

Uber/Lyft are \$4/4min away from Old Town/Downtown. Walking is 10-15 minutes.

There is a bike available for riding around town.

The ABQ Ride bus stop is one block away on Lomas.

If you have a car rental, you may park it in front of the unit.

Please use the recycling containers provided. The plastic bin next to the kitchen is for glassware. The tall bin is for all other recycling- paper, plastic (except plastic bags), metal.

Shoes are not allowed upstairs, but house shoes/slippers are. Please use the shoe rack for shoes before going upstairs.

1 queen bed

The Llama del Sol ranch is a quiet place in beautiful North Valley area of Albuquerque (Village of Alameda) has a clean room for 1 or 2 (queen sized bed). It has a semi-private entry, private bathroom, large bay window overlooking our large yard. Conveniently located on Guadalupe Trail for rear access.

Our house is 3500 sq. ft. We have 0.75 acres with another adjacent 1.5 acres for the llamas. We have a pleasant courtyard and back porch to relax. The room we rent is about 215 sq ft plus an attached private bath.

We are less than 2 miles from the rail runner station that goes to Santa Fe; 2 miles to

the International Balloon Fiesta Park, less than 2 miles to the Rio Grande, less than one mile to the Alameda Community Center, and we are right on the acequia for a nice walk on the ditch. We have fabulous hiking or biking trails.

We have llamas that can be rented for a fun adventure or just enjoy them at home. llamas in Albuquerque or Llamas del Sol for rental info. If you stay with us the llama meet-and-greet is free.

We have llamas, a sometime outdoor cat, two dogs, and 1 to 2 sons at home. Our dogs who are friendly and sleep in our room at night and hang in the yard by day. They also roam the house (except for guest room). They will greet you with a lot of barking but are friendly. This is a farm so it is a little funky but comfortable - not hotel-like conditions.

As we do a lot of building and are do-it-yourself types; there are various building materials around the workshop and in the yard emphasizing a farm atmosphere with material re-use, and recycle attitude.

Kitchen, living room, courtyard guest access. You are welcome to climb up our tree house, if you are brave enough.

We interact as much or as little as you like. We love to meet new people and chat over coffee or tea in the mornings if you have the time.

We have a great walking trail right out the back door. We are very close to the river and the Balloon Fiesta Park. We are in Alameda where some of the best Mexican food Restaurants are. We have a binder in your room of local info.

A car is probably necessary for the traveler. A local could get by on the bus system but it is not running as often on the weekends.

We will give you a llama meet and greet during your stay

1 king bed, 1 crib

Unwind from your day with a soak in the garden tub. Treat yourself to a comfortable night's sleep in the king sized memory foam bed and fine linens. The following morning, enjoy fresh coffee and a continental breakfast in the dining room or from the privacy of your room's balcony.

Amenities include king size bed, 2 leather easy chairs, large-screen TV and DVD player, en suite bathroom with glass shower as well as a garden tub, hotel safe, private balcony and seating area, black-out shades, and Wi-fi.

It's our pleasure to share our home with you and we'll make sure someone is here to welcome you when you arrive. We'll most likely be coming and going throughout your stay, but are available by message or text if neither of us is around to answer questions. When our schedules allow, we enjoy sharing breakfast with our guests and hearing their story. If you want to get an early start on the day's adventures, however, let us know the day before so we can have something waiting for you to take with you in the morning.

We are conveniently located near Tramway and I-40, making it easy to visit Old Town, Nob Hill, the Sandia Peak Tram, or further afield destinations like Santa Fe or Acoma Pueblo. We are minutes away from trail-head access to the Sandia mountains - miles of trails for hiking, running, or mountain biking at your disposal if you have adventurous taste. We are also very close to the Tramway walking & bicycling path if you wish to get some exercise after a day of travel.

Albuquerque is a very spread out city, so most of our guests find it most convenient to have their own vehicle.

1 queen bed

Modern and spacious room with abutting full private bath in new craftsman style

house with front porch. My home is in a new green community 5 minutes from Albuquerque airport and boasts a beautiful community pool and gym available for your use.

Extremely comfortable queen bed with plenty of pillows, closet, towels and linens and a full collection of the great books of Western Philosophy await in your room!

Your bedroom and bathroom are privately situated for ensuite style comfort!

Guests have full access to the common areas in my home including the kitchen, dining area and living area with cable tv and electric fireplace, and the outdoor patio. There is easy and free parking directly in front of my home. Guests also have access to the onsite community pool and gym, and there is also a cafe on the community premises.

I will be glad to provide local travel tips throughout your stay, and will be happy to have as much or as little interaction as desired.

Our neighborhood at Mesa del Sol is extremely safe. We are located just a 5 minute drive from the airport, making it very convenient to be here. This is a new green community with lots of innovative homes and a close-nit feel. The streets are well landscaped and nice to walk around, or sit on a bench and enjoy some reading or scenery-watching.

You will need your own personal or rental vehicle for convenient transportation to other areas of the city apart from my neighborhood.

Check-in and check-out times are flexible for your convenience - let me know what you are thinking and I will let you know if it works!

1 king bed

2 queen beds

Guest Suites include:

Cloud 9 Pillow- Top Bed Collection

All Beds are Triple Sheeted for your comfort

Refrigerator, Coffee maker and microwave in every suite

Flat Screen Televisions in every Suite

Iron and Ironing Board

Hair Dryer

Alarm Clock Radios

Free Bottled Water

Direct TV

FREE WIFI and Hard Wired Internet

Wall mounted thermostats

Work desk with adjustable office chair

The InnSuites Hotel & Suites Albuquerque Airport strives to provide our guests with the highest quality of service, exceptional value and complimentary amenities, you expect when you travel. Our personable staff is available 24 hours a day to assist guests with any request that they may have.

Attractions near by:

Historic Old Town

Isotopes Baseball Park

Kirtland Air Force Base

University of New Mexico

The "Pit"

Tingley Beach

Rio Grande Zoo

Albuquerque Biological Park

Albuquerque Aquarium

World's Longest Tram taking you up to the Sandia Peak

The Hotel offers:

FREE Full Hot Breakfast Buffet Daily from 6:00am-10:00am

FREE Parking

FREE Social Hour with Chips, Salsa, Nachos, Sodas, and Bottled Water

FREE Local and Long Distance Calling (some restrictions may apply)

FREE Wi-Fi Internet throughout the hotel

On Site ATM

Business Center with 4 computers and printing is available

24 Hour Laundry Facility

Outdoor Swimming Pool & Jacuzzi

1 queen bed

1 sofa bed

This is a one-of-a-kind house with high ceilings in the main area, great retro styling, full living and fun throughout. Pool, hot tub, arcade machine, Smart TV w/ free Netflix/Movies/Wii, fireplaces, washer/dryer, gym with free weights, plenty of open space and good vibes. 4300 sq ft to max out your dome.

All areas except one bedroom/bathroom/lounge. Full access to kitchen, pool, hot tub, gym/sunroom, and large downstairs lounge. Plenty of parking space is available.

The host/homeowner uses common areas such as kitchen, lounge areas, weight room, and is respectful of privacy if needed. The homeowner is often out of town but

Property Manager will check-in and check-out when necessary

The room is a large bedroom in a 4-bedroom house in Central Albuquerque in a friendly, quiet and conveniently located neighborhood.

You have the room and your own full bath. Access to kitchen, living room, a wonderful sun room and the back yard. Private access is possible.

We are both working freelance and will be around if you have questions or would like information about ABQ. We have two very friendly dogs and a cat in the house. You can also have complete privacy if you'd like.

Great quiet and friendly neighborhood in the heart of ABQ, close to most everything including 5 minutes to Nob Hill where you find dining, shopping and entertainment, 15 minutes to Downtown, 10 minutes to Balloon Fiesta Park, and 30 minutes to the Sandia mountains.

Easy freeway access to I40 and I25, two bus lines right by our house.

We also have two very friendly..) kids ages 9 and 15 around who will be at school most of the time.

1 queen bed

There is a futon bed (that I built) in the spare with an a comfy queen mattress on it.

Two well stocked bookcases with all the books you can read. Kitchen fully stocked with all the pots/pans/utensils, a lovely dining room table, and a great sofa in the living room.

You will have access to the entire house and the backyard.

Either I or my Property Manager will be greeting you. :)

The house sits very close to the University of New Mexico, Community College of NM and Nob Hill. All are within walking distance. The area is filled with galleries, brew pubs, great food and lots of great culture. Downtown is within walking distance but it is a good long walk. However, there is a bus stop just down the block and an unlimited bus pass in albuquerque is only \$2.

Albuquerque is very much a driving city so a car is best. However, our house sits central to all the lively spots and you can walk to almost everything. If you want to go downtown, it is a longer walk but enjoyable. However, for those that don't enjoy walking, there are buses that go straight there or it is a five minute drive. The spare bedroom bed is very tall and, due to the height, is probably not suitable for little ones.

Come stay in a tree lined quiet historic neighborhood in the heart of the city. Built in 1925 this house has wood floors and abundant windows, creating a sense of spaciousness and airiness further accentuated by its elevation from street level. Many of this home's original features are still in place with random modern touches creating a warm eclectic environment.

Silver Hill neighborhood places you walking distance from the dives surrounding the university and the swanky eateries and shops of Nob Hill. Public transportation is ½ block from the back and front doors and Rapid Ride, which transverses the city, just a short walk way, either will get you to Albuquerque's transportation center where you can take a bus to other parts of the city or catch the Rail Runner to Santa Fe.

Fans of the series 'Breaking Bad' can walk down the block and visit the site where Jesse rented an apartment and where Jane... well, if you're a fan you know what happened.

Walking distance to UNM, CMN, hospitals, downtown and Nob Hill.

Guest have access to the living and dining rooms and the kitchen for miscellaneous things, you may prepare food if you are willing to share with everyone and you may also dine with me if I have prepared food.

Find my other listing in this same home by clicking on my pic to get to my profile and scroll to the bottom of the screen.

This is one of very few neighborhoods in Albuquerque where you don't need a car. FYI because some guest want to know before they book, there is no recent paint in the room, I use Seventh Generation cleaning products, same for laundry detergent and I have 1000 flushes in the toilet tank that I can remove if bleach fumes are offensive to you. I spray for bugs as needed with 'Bugs r done' and dust with boric acid to discourage water bugs but I won't spray if I'm expecting guest. Also, as I am not willing to create a toxic environment your experience may not be that of a completely bug free space.

1 double bed

This private room is bright and cheerful, with a lot of natural light. Although it is attached to the house (and you have full access to the kitchen, backyard, and living room) it's also set a little off to the side so as to provide privacy and space if you want it. The room is very eco-friendly and utilizes natural stone and very low VOC paint. I also use natural pest control products.

You can enter the room directly using the door under the carport. You have access to the kitchen, living room (television w/ no cable), dining room, WiFi, backyard with brick patio and grill. Nothing really is off limits.

I am in and out throughout the day and have an active social life, but love to chat if I'm around the house. Come say hi if I didn't get a chance to greet you at the door. The neighborhood is near the University of New Mexico, especially close to North Campus where the med school and law school reside, making the listing perfect for prospective students.

It's less than half a mile from extensive bike and running trails, close to grocery stores, restaurants, bars and more.

The bus is reasonably convenient and moderately priced. The best bus stop is either

on Lomas near Girard Blvd or Indian School Rd near Girard Blvd. I have some extra bikes if you are an experienced rider for loan. (They are very tall).

I really love to bike and hike and am happy to share insider tips for outside

Albuquerque

1 queen bed

Our house is surrounded by 1/2 acre yard, there are a lot of places to find sun, shade and privacy.

Our friendly 4 Alpacas, 2 Llamas, chickens, ducks, goose live on the 1/2 acre back yard and like to come to the front to mow our grass. The two dogs are walking free in the enclosed yard and spend the night in the garage.

The guest room is far from our own bedroom, nobody will disturb or have the feeling to do so. You might hear the animals in the nights.

Kitchen, living and dining room, big yard, patio with fire place and BBQ, TV in kitchen and living room, indoor bike and inversion table (in living room), wireless internet, private small refrigerator.

gated parking.

Please ask about our out door hot tub.

My husband and I enjoy to meet new people and would like to have a drink together on the patio or in front of the fireplace, chat about your trip and understand how we can help to make it a perfect stay for you.

It is a quiet, safe and friendly neighborhood.

In walking distance you find a little park (Beck's Park) and the irrigation ditch to walk or jog. You will hear dogs, geese and cranes, frogs, crickets, chickens and ducks, sometimes the donkey far away.....

You'll need a car.

There is a Railrunner station (train) to go to Santa Fe just 6.5 miles away.

We have dogs and other animals, we always work,craft and live around the house.

You will find a clean home with signs of life

3. Philadelphia

1 queen bed, 1 double bed

To me, the value of a home is in how it makes you feel when you first walk in. In this sense, every step of my place has been curated with intention.

I don't like a lot of clutter so things in the house are clean, modern and minimalist. Everything from the floor to the ceilings was renovated 6 months ago so you will be amongst the first to experience the house. With that said, if something doesn't work for you or isn't on hand definitely let me know.

Each private room has a queen size bed and a full size roll away bed that slides under the queen bed. Beyond being spacious, each room is windowed and comes with a private full bath, a closet and a lock on the door.

You're welcome to have friends stop by as long as everyone else in the house is treated with courtesy but please do let me know if you have unexpected overnight guests.

Breakfast is included and while smoking is not permitted in the house, you're welcome to smoke outside in the private patio area or on the street level front porch.

Other questions about the space? Just let me know. Happy to help.

Guests will have access to all common areas of the apartment both inside and out and to their room of course.

I take a pretty laissez faire approach to hosting. I'm in and out of the house at times and not so much at others. I also have a property in Brooklyn NYC so I'm between these two places on most days. But I'm always on hand for anything that comes up and regular cleanings get done at the apartment whether I'm in house or not.

5 minutes from the Tasker Street Station which will bring you to center city in under 10 minutes, this apartment is conveniently located.

However, you may never make it to the subway if you begin to explore the culinary spectrum available in the immediate vicinity of the apt. From famous Passyunk Avenue to less frequented local spots here are a few of my favorites:

Pizza Marra's- One of the oldest restaurants in Philadelphia, this place has been around this long for a reason. Some of the best brick oven pizza I've ever had.

Gourmet on the Go Plenty- GREAT spot if you want something well made but on the run whether it's coffee, cool teas or a sandwich, this place has you covered.

BrunchGreen Eggs Cafe- YUGE, locally grown produce, unique options

Dinner Spot: Anywhere along Passyunk Avenue. Walk and ye shall find.

Coffee Benna's West- Coffee, smoothies and fresh pressed juices. But beware, it's cash only.

Ultimately Coffee Bar- Delicious coffee and/or craft beer. There is no greater intro than that. lol.

5 minute walk from the Tasker street stations which brings you to center city in under 10 minutes.

While I've never had to do this, I do reserve the right to terminate your residency for any reason should your behaviors infringe upon the rights or comfort of others or the house.

ALL are welcome and embraced here so if getting to know people who are dissimilar to you makes you uncomfortable, this may not be the place for you.

Fees will be incurred for the following:

- Lost keys
- Damage to the room/common areas
- Unauthorized events or overnight guests in the house

1 queen bed, 1 air mattress

The open and comfortable space features a queen size bed, comfortable seating area, dresser, flat screen TV, ceiling fan, dining table and open windows. You will appreciate the character of the room and all of the details that will make your stay feel relaxed. The shared bathroom space is just a few steps from your room and is well appointed.

Guest are free to enjoy the large front living area that has historic details such as a marble fireplace, a plush sitting area and a six person dining table. They can also enjoy the porch at their leisure.

I am happy to suggest the best restaurants and nightlife in the city as well and museums and tourist spots. I can also offer suggestion for hidden gems all around the city for adventurous guests who want to explore off the beaten path.

One of Philadelphia's most beautiful best-kept secrets, lovely, leafy Powelton Village is characterized by its unmistakable mix of stately houses and quirky, colorful businesses.

In fact, the area features so many incredibly preserved examples of movements in Victorian architecture that its designed historic district, plus a number of individual residences, are protected by the National Register of Historic Places.

The neighborhood possesses a spirit all its own, a personality bolstered by its friendly and widely diverse population. The area's most enduring touchstones include its dedication to political activism and its healthy population of creatives, both new and old. Prolific artists' groups and dance companies were drawn to the area thanks to the availability of former industrial spaces along Lancaster Avenue, one of the last thoroughfares in America to feature a fully operational streetcar system.

Charming cafes, eateries, and convenience stores are a stroll away as you pass historic homes and Drexel University's beautiful campus. Outside of the neighborhood you will find the Zoo, Museum of Art, Mutter Museum, Barnes Foundation, Rodin Museum, Eastern State Penitentiary, Please Touch Museum, The Franklin Institute, and the Penn Museum just to name a few.

The home is located in close proximity to 30th Street Station, Megabus, BoltBus and NJ Transit lines. It is easily accessible via trolley, subway (Market-Frankford Blue line) and public transportation. There is also a bike share available for those who like to pedal around the city. The area is extremely safe and walk-able, with Drexel University's blue light alert on most corners and 24 hour security patrol. You will get a peaceful and refreshing nights sleep while in the busy city.

1 queen bed, 1 air mattress

A modern trinity row home in the heart of the city. The apartment is on the street-level connected to a patio area facing famous South street.

Please let us know if you have any special requests and we'll do our best to accommodate you.

Your private areas are your bedroom with a comfortable queen size bed and patio. You also have access to the kitchen, bathroom, shower, washer/dryer, & private parking in the back.

About the parking space. The entry is 75in tall (6.2 feet) x 92 in wide (7.5 feet). The space length is 16 feet & requires parallel parking skills.

If you need to check-in & check-out before/after posted times, I can accommodate you in our living area with access to kitchen, bathroom, shower, & luggage space - if the room is not available due to other guests checking in/out. Priority is given to guests who have booked for that particular day.

At your discretion. We are very easy going, though also very busy. So, we may not meet.

My wife (Visare) and our toddler (Rron) will be sharing the common areas, kitchen, bathroom, and living room. We are all incredibly welcoming and happy to interact or let you do your thing in private.

The room & patio are on a busy street - your room has earplugs for light sleepers.

About the security deposit.

You only pay the regular fee. Below is AirBnB's policy on security deposits.

"No charges or authorizations will be made to the guest's payment method unless the host needs to make a claim"

So, the security deposit claim is made only in case of an accident (e.g. spilled wine on a rug, unreturned keys, broken window, vomiting on bed, etc.).

The claim is mediated by AirBnB. Unfortunately, AirBnB does not cover smaller incidents on personal items, and for instance, the mattress only, is worth more than \$500. AirBnB decides on whether the deposit gets used and how much of it get's used, after discussing it with you.

I hope to never have a guest have an accident, and will never make a claim. Though, I have paid in Berlin for key replacements, once. :-)

You can read AirBnB's full policy at

1 queen bed, 1 air mattress

1 couch

We're so excited to share this space with you, we've done everything possible to give you more tools and information to make sure Philadelphia is your best travel story!

The Space is a remarkable 3 story house with spacious living area, large bedrooms, Outdoor patio and amazing location.

What can you expect?

Check-in is at your convenience, we have a keypad entry which you will enter with a set of 4 digit numbers every time you enter.

fresh towels, linens, hairdryer, basic toiletries if you forgot anything

Your own room will have a keypad lock as well so all your valuables will be locked

This is a shared house, there could be another guest staying in the other room, so bathrooms and Kitchen are shared. Expect to make new friends!!

Full kitchen for you to cook, eat, have conversation, and save your leftover Cheesteaks (yummm!)

a variety of information about the city, neighborhood, culture, food, and events scattered throughout the house. No need to research before visiting! Maps are included

We are willing to offer a beer tour on Thursdays of the local bar scene, there is an amazing selection

Our place lends itself to being like a boutique hostel-style keep that in mind

Expect to try lots of amazing local beer!

Guest access

You will have full access to the entire house, including but not limited too:

backyard (smoke out here please)

basement (space lounge with foosball table)

kitchen with cooking appliances and basic baking ingredients

TV (chromecast enabled)

2 restrooms

washer/dryer (\$1.00 each)

Ed and Scott are always in the neighborhood drinking at the local watering hole, programming the latest and greatest technology, or scouting out the next techno DJ.

With that said, we come and go. We'll be there to drink with you on occasion,

challenge you in foosball, or if were feeling adventurous, give you a personal tour of what Philly is all about! We want you to have the best experience while staying with us, so call or message us at any time if you need anything!

We are sandwiched in between northern liberties and fishtown neighborhoods. The subway is a 5 minute walk away and will take you downtown in 10 minutes. On our street there are tons of restaurants, bars, specialty shops, and some of the best coffee in the city there's a lot of potential here and while the typical tourist might bypass this area, we want to share with you what Philly is really about and Fishtown has everything you need to understand the true Philadelphia culture.

Public transit is VERY EASY! We are 5 minutes walking from the girard subway station on the MARKET FRANKFORD BLUE LINE which can take you downtown in 10 minutes.

There are only 2 subway lines in the city that work perpendicular. They can take you virtually anywhere in a matter of 20 minutes.

We also have a personal Taxi driver who will take you anywhere throughout the city for a discounted rate (including airport)

Please don't lock the front door, it is automatic. We live a few blocks down the street, so we're always around to hang out!

2 single beds

Your clean, comfortable, bright room comes complete with two twin beds (set together or separately) with an upright desk and a Precor elliptical en suite for your use.

PLEASE ONLY PUT IN A REQUEST IF WE ARE YOUR TOP CHOICE AND YOU ARE CONFIDENT THAT YOU WILL BOOK WITH US. WE WILL RESPOND VERY QUICKLY AND WE ARE POSITIVE THAT YOU WILL MOST CERTAINLY ENJOY YOUR STAY.

Refrigerator and microwave access

Breakfast available for one day during your stay, with French-press coffee upon request at no extra charge -- If you would like breakfast, we require at least a 24-hour notice.

Twin beds in bedroom are a "comfort" model, not super firm/hard.

Since this is a city, outside shoes are left at the door when you come in to ensure a clean environment.

The home is well lit, so please turn on and off lights as you need.

Cafes/Coffee Shops nearby with wifi: Miles Table, Magpie, OCF Coffee Shop and Little Spoon Cafe

We are certainly available for your needs, but will respect your need for privacy. We are full of recommendations for fun and exciting things to do in the city so just ask!

Graduate Hospital is a quiet, residential neighborhood close to South Street , the Italian Market, and Rittenhouse Square.

The best way to get around Philly is on foot, however we have public bicycles, buses, Uber and a subway system.

PUBLIC TRANSIT

Our home is located just steps away from public transportation -- the #2 bus and 17 bus are both close by and will take you downtown; you can take the #17 bus all the way to Penn's Landing on the Delaware River. The subway stop is just a few blocks away at Lombard & Broad Streets and it will take you right to the city's football, baseball, & basketball stadiums as well as Xfinity Live. The train station is very

close, so you can go to the airport, New York City, Washington D.C. Atlantic City...

GETTING TO THE HOUSE

From the Airport

There are three options (unless you rent a car):

SEPTA train from the airport to Suburban Station (\$8). This train leaves twice an hour and it's the least expensive way to get into Center City. Our house is about a fifteen minute walk from Suburban Station.

A taxi from the airport (\$30)

Uber & UberPOOL (\$10-25) -- Uber has a big presence in Philly. Uber maintains two lots at the airport, so you can request an Uber that will pick you up right at the airport. Make sure you've got any checked bags first though because Philly baggage claim can be a little slow.

From Amtrak's 30th Street Station/Megabus or Bolt Bus Drop-Off

If the weather's nice and you don't have a lot of luggage the walk is nice. It's about a thirty minute walk.

Taxis are always available at the station's taxi stand. The fare to the house should be about \$8-\$10. Uber is also available.

From Greyhound's Filbert Street Station

If the weather's nice and you don't have a lot of luggage the walk is nice. It's about a thirty minute walk. Taxi and Uber are both available, although taxis generally don't wait for pick-ups at this location.

Parking at the House

You can find free street parking south of Christian Street. Street parking very close to our house can be challenging. From Monday to Friday, there's two-hour parking on our street from 8:00 AM until 6:30 PM. On Saturday and Sunday, parking is free on our street. Streets nearby generally have 2-hour parking Monday to Saturday from 8:00 AM to 6:30PM, with free parking on Sunday.

There is garage parking at 18th Street and South Street.

Philadelphia is a charming, historic city, and our neighborhood is close to historic sites, shopping venues, fabulous restaurants and nightlife, beautiful green spaces, and the best of downtown Philadelphia!

1 double bed, 1 single bed, 1 couch

Our spacious row home includes hardwood floors, high ceilings, and unusual details from around the world. The Travelers Castle Guest Room is very large and comfortably furnished, with a full private bathroom just beside the room. The oversize windows let in beautiful afternoon light, with heavy curtains for sound sleep; the bedroom area includes a double/full (1.4m) bed, twin (single) bed, and hardwood furniture. The sitting room area is furnished with a couch, armchair and coffee table, and there is a writing table and chairs by the window. There are no other rooms on the same floor, so there is plenty of privacy.

We'll have fresh towels waiting for you, as well as thoughtfully selected toiletries in the bathroom (we usually stock Deep Steep, Shea Moisture, Organix, Head and Shoulders, and Neutrogena bath & body products, aiming to always have some eco-conscious options for those concerned about chemicals or cruelty).

STREET PARKING: unrestricted at night and on weekends, and free but limited to 2 hours between 10am and 4pm on weekdays; it can take a few minutes to find a spot if you're arriving in the evening on Friday/Saturday/Sunday (be sure to check signs for different parking rules on other blocks). We've purchased one day parking passes from the city that guests can buy, but they're only available in limited quantities, so send us a message if you'll need all day parking during the week!

Philadelphia is the City of Brotherly Love, and since its early Quaker days, has been known for tolerance, diversity, and inclusion - this is one of the reasons we love living here. As such, our commitment to hosting in a space that is free of discrimination is absolute - whether or not we look the same or have different lives, we want you to feel welcomed and at home.

In addition to the extra large bedroom and private bathroom, guests are welcome to use the kitchen, downstairs powder room, living and dining rooms and backyard. The first room at the top of the stairs is ours, and the third floor is our other Airbnb space, not included as part of this listing.

We'll generally either be out or working from home during your stay, so we're happy to answer questions, but we'll be out of your way. We're both very friendly and like conversation, but also frequently busy during the work day, so if you're a big talker we may want to schedule a longer chat later. :)

Highly convenient location for local food & entertainment, plus we're just steps to the Girard El stop and trolley lines - the neighborhood is diverse in many ways, so not everyone on the street looks alike, but it's very safe, and the neighbors on our block are friendly. Minutes walk to tons of great bars and restaurants (*Kostas for great Greek and cheap drinks, *Front Street Cafe for vegan and meat-based foodie fare, *Streetside for great, inexpensive Vietnamese), and around the corner from a large Acme grocery store and liquor store; wide selection of craft beers available in the neighborhood. Several great music venues nearby (Kung Fu Necktie is right around the corner), as well as tattoo parlors, yoga studios and good coffee.

NOTE FOR SUMMER: Two blocks from a free community outdoor pool (open summer only). In season, we provide extra towels for the pool!

Girard Avenue El Stop (elevated train at Front St & Girard) goes underground into Center City along Market St - really convenient for Independence Hall/Old City, Chinatown, City Hall, Center City shopping/restaurants, and getting to 30th Street Station (Amtrak). Also goes northeast, useful for some bars/restaurants/music venues up into Port Fishington.

Trolley / buses along Girard Ave go west to Broad Street (connect to Broad St Line north/south subway), Brewerytown/Art Museum district, Fairmount Park, and the Philadelphia Zoo!

Many guests aren't aware that Google Maps has an option for public transportation - you just switch from car to transit, and it will show you different routes around the city and to/from airports and train stations!

We make excellent restaurant recommendations, and are travel enthusiasts - if you're a big traveler, we'll probably really get along! My husband speaks German and Mandarin, and I speak some (limited) French and Spanish.

Laundry is done by Wash Cycle, an eco-conscious laundry service that delivers by bicycle; their detergents are scent-free. When we're doing laundry ourselves, we generally use detergent with a mild scent.

1 double bed

Our location is amazingly historical. When you look out the window and you will see what Philadelphia used to look like in the early 1800's. This is a corner trinity townhouse at the quiet intersection of two tiny, brick-paved streets. Cars rarely drive down here since it's almost too narrow- A quiet oasis in the middle of one of Philly's most vibrant neighborhoods.

A trinity townhouse is a unique Philadelphia experience. This house was built in the early 1800's; likely for servants or working class people. At that time there was no indoor plumbing; cooking was done in fireplaces and there was a shared outhouse

down the block. Obviously there has been a lot of work done to the property over the years. Today this spot has a minimalistic and contemporary feeling that is fun, relevant, and striking. The stairs are turned and fairly steep, if you have mobility issues you might want to send me a quick message to touch base.

You are welcome to cook or share a meal in the kitchen, but please respect our vegan household. We have all the basics... adding new stuff every day :-). Most pantry items are shared with very few, clearly defined limitations- feel free to help yourself.

We are happy to share coffee or tea with you, maybe share a meal, but we also tend to have a busy schedule. We value personal connections with our guests, but if you are not the chatty type rest assured that your privacy will be respected. It's up to you to define your experience.

Center City, Washington Square West, The Gayberhood, Midtown Village... this area has many names and people have trouble agreeing on what it's called... but when it comes to amenities everybody is on the same page. Huge network of nightlife, bars, restaurants, event spaces, grocery, and shopping. You can walk to luxury retailers, boutique shops, and even Target/Walgreen's, etc. Absolutely convenient in every regard. This house is tucked away on a little street near 11th and Locust. The address earns a walk score of 99 meaning that you can accomplish pretty much every task on foot and transit is at your beck and call; it's a very sustainable neighborhood.

Septa's Jefferson Station (Regional Rail) will get you here from the airport. The Market Frankford Line has a stop at 11th st, which is less than 3 blocks away.

PATCO trains to NJ are only 1 block away. Indego kiosk (bikeshare) is less than two blocks away. If you have a car it will be difficult to park in this area. Just a heads up on that.

The stairs are turned and fairly steep, if you have mobility issues you might want to send me a quick message to touch base.

About us... gay vegan household. Namaste!

1 queen bed, 1 couch

The open and comfortable space is reminiscent of a Zen Garden with its large canopy bed, comfortable seating area, dresser, flat screen TV, ceiling fan, dining table and open windows. You will appreciate the character of the room and all of the details that will make your stay feel relaxed. The shared bathroom space is just a few steps from your room and is well appointed.

Guest are free to enjoy the large front living area that has historic details such as a marble fireplace, a plush sitting area and a six person dining table. They can also enjoy the porch at their leisure.

I am happy to suggest the best restaurants and nightlife in the city as well and museums and tourist spots. I can also offer suggestion for hidden gems all around the city for adventurous guests who want to explore off the beaten path.

One of Philadelphia's most beautiful best-kept secrets, lovely, leafy Powelton Village is characterized by its unmistakable mix of stately houses and quirky, colorful businesses.

In fact, the area features so many incredibly preserved examples of movements in Victorian architecture that its designed historic district, plus a number of individual residences, are protected by the National Register of Historic Places.

The neighborhood possesses a spirit all its own, a personality bolstered by its friendly and widely diverse population. The area's most enduring touchstones include its dedication to political activism and its healthy population of creatives, both new and old. Prolific artists' groups and dance companies were drawn to the area thanks to the availability of former industrial spaces along Lancaster Avenue, one of the last

thoroughfares in America to feature a fully operational streetcar system. Charming cafes, eateries, and convenience stores are a stroll away as you pass historic homes and Drexel University's beautiful campus. Outside of the neighborhood you will find the Zoo, Museum of Art, Mutter Museum, Barnes Foundation, Rodin Museum, Eastern State Penitentiary, Please Touch Museum, The Franklin Institute, and the Penn Museum just to name a few.

The home is located in close proximity to 30th Street Station, Megabus, BoltBus and NJ Transit lines. It is easily accessible via trolley, subway (Market-Frankford Blue line) and public transportation. There is also a bike share available for those who like to pedal around the city. The area is extremely safe and walk-able, with Drexel University's blue light alert on most corners and 24 hour security patrol. You will get a peaceful and refreshing nights sleep while in the busy city.

1 double bed

The house, designed by a student of Frank Lloyd Wright, sits on 2 acres on the Wissahickon Park in the prestigious Chestnut Hill section of Philadelphia. The house is listed on the Philadelphia historical registry for its architectural significance. This bedroom and private bath is on the lower level of the house (above ground with windows) and there is a private bathroom in the hall. Entrance for guests is into the kitchen from the carport. Once inside the house, the room is down the foyer stairs and down the hall to the right. The bathroom is just across from the room and there is a door separating the suite from the rest of the floor, in addition to the bedroom door. There is a new home gym with seating, tv, refrigerator, microwave, sink, laptop/coffee table for your use with great views from 3 sets of french style doors of the small stream that runs under the home. As noted, there is plenty of off-street parking.

You will enter the house through the carport. If we are not available to greet you when you arrive, there is a lock box with a key.

We will provide continental breakfast and any other guidance, assistance you may need.

Pets:

As you may have seen in some of the reviews, we have a "doorbell" named Tyson - he is a 100 pound sweetheart of a German Shepherd. He may bark but is extremely passive. He is all bark and no bite :-)

We have three cats - Brigid, Isabelle and Nero. They are in and out all day and do not bother with people too much. All three are sweethearts.

With plenty of off-street parking, the house is about 1.0 mile from historic cobblestone center of Chestnut Hill, a "best places to live" winner year after year. There are dozens of restaurants, including several exquisite byob places. There are coffee houses and plenty of pubs.

If you like shopping, the King of Prussia mall, one of the biggest malls in the United States, is 35 minutes away by car - and outlet shopping about another 20 minutes from there.

As mentioned above, we are one half mile from the train to center city which runs at least every hour most days. We have plenty of parking in our private driveway.

Hiking/Walking/Running:

Our hiking trails start on our property and continue into the Wissahickon Valley Park, which boasts 57 miles of trails through the 1,800 acre gorge of meadows and forest.

1 queen bed

Our space is a gem in the Washington Square West neighborhood. We are walking

distance to the best restaurants, coffee shops, and tourist spots including Independence Mall (Liberty Bell, Independence Hall, the Constitution Center, the U.S. Mint).

We have a wonderful, sunny bi-level place with a spiral staircase leading down to the bedroom, throughway, bathroom, and laundry room.

Located upstairs is: the full kitchen, the living room (with TV, Xbox, couch and chairs) and what we lovingly refer to as the "Sun Room" -- a beautiful room, naturally lit with a skylight, filled with many gorgeous plants. You will have full use of our TV and Xbox. Use of the Xbox includes access to our Hulu Plus, Netflix and Amazon Instant Streaming accounts! (This for sure helps to fill the void of our lack of cable...) Additionally, you can play some of our many DVDs via the Xbox.

The bed is made with 400+ thread count sheets so it should be a good sleep! We also only clean and use natural products. We try to keep things as green as possible.

We live on what is quite-possibly the prettiest block in all of Philadelphia. It is a quiet, tree-lined, historic street near many restaurants, bars, shopping (including Antique Row a block away), two major grocery store chains (Whole Foods) just two blocks away and we are less than 15 minutes walking from historic Philadelphia. Our area has all the conveniences of the city but still feels very much like a neighborhood. If you need to get there by public transit, this is the spot. The train from the airport stops at a station that is about a 5-10 minute walk (Market East Station). We are a 5-minute walk from either subway line, a 30-second walk from the 23 bus route and a 5-minute walk from the most convenient East-West bus lines. We'll be sure to leave a guide and schedules for you!

Guests will have access to the entire upstairs, including our kitchen, dining room and living room which has the TV, Xbox and entertainment center.

We are typically home during guest stays. However, the guest room and our room are located on different levels, which provides guests with additional space and privacy.

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The bedroom and bathroom are located one floor apart, with a spiral staircase connecting the two.

PLEASE NOTE THAT I DO HAVE A SECOND LISTING IN THE EVENT THIS ROOM IS BOOKED FOR YOUR DESIRED DATE This is the master suite and is the larger of my two listings as well as the more private of the two. There are two skylights in the center of the bedroom which allows for a lot of natural light. I cannot describe in words how amazing the views are atop the Roof Deck! Come see for yourself as you have full access to use it whenever you would like! I do offer deck access to my other listing but I have yet to have any issues. If you have a particular day or night that you would like to ensure private access, it can certainly be arranged assuming you let me know in advance and I can arrange with the other listing. Come enjoy it!

It has direct access to the roof deck complete with seating for 6 (seasonally but access and chairs are always available), bar with Ice bath (upon request) and unobstructed view of the Philadelphia Skyline. The bedroom is our master suite and has an

attached Master Bathroom and sitting area within the room. Other amenities include, a refrigerator that has chilled water jugs and is available for drinks or other perishable items that wish to have and is shared between both listings), espresso machine and a microwave just outside the bedroom. The kitchenette is just outside the room by the back door to roof deck. This area is shared and is the only shared space on the third floor. The bedroom and bathroom are unaffected by this as they are in the front of the house.

Casual interactions will occur as an item or two may need to be grabbed out of the room (blankets or cleaning supplies we keep in the closets in the room) with your prior knowledge. I am willing to be as involved as you would like me to be in your plans in order to make sure you know what some recommendations are for Food, Entertainment, Sightseeing and Nightlife. I follow your lead on the level of interaction you want to have. The 1st (main) floor is the space My wife and I use and is typically where we are all the time. That being said, we love to hear about your day or offer any suggestions when you can come and go through the front door. If you choose to keep to yourself, that is more than ok as well. We are completely fine with our guests coming and going as they please. This includes coming home late as I hope you enjoy yourselves whatever way you see fit!! The only thing we do ask is that you are respectful of the other guests that are on the second floor (walking up the stairs quietly after midnight, etc.) and close to the staircase. Haven't had a lot of issues with this and really don't expect that we will but I like to mention it up front. Looking forward to having you!

Close proximity to center city (15 minute walk), very safe neighborhood, many restaurant options just steps away from the door. I try accomodate my guests every need so do not hesitate to inquire about something that I may not have listed. I am adding and omitting things regularly and most of those are done with my guests feedback. **STREET PARKING IS FREE BUT IS FIRST COME BASIS.** If you're planning on arriving by car, PLEASE ask me about details as there are areas where it's easier to find some spots late at night. Otherwise, expect to circle around for a block or two, looking for an open spot. Washer and dryer are not in room but if you're here for a longer stay, I am happy to allow to use our personal laundry room as I know how irritating it is to travel and needing to do laundry. Questions? Please ask Bus stop about 50 yards away, Uber/Taxi. Subway and everyones favorite... Walking. Note that Philly is now offering a Bike Share program (Indego)and its an extremely bike friendly city. Check it out before you arrive to learn more about it.

We are toying with adding some "adult beverages" (for purchase) during the spring/summer season as Philly has very irritating alcohol laws that don't make it easy to grab drinks for the house without planning ahead. I will have it posted in the listings should we decide to move forward with that. The roof deck is open and we have blankets to bring up and use in the colder winter months as it's an amazing view no matter what time of year. The seasonal furniture includes a wicker love seat along with a cable wire spool table and chairs. I will also mention that I am an early riser but I am considerate of my guests by keeping as quiet as I can until you are up for the day. That being said, if you are a light sleeper and would like some assistance, I have complimentary sleep masks and ear plugs. The room has two skylights and does get mid morning sun which is a great way to wake if thats something you like. Keep in mind this floor is virtually a world apart being two floors away from us and noise is really a non issue but we want you to feel completly comfortable.

1 king bed, 1 couch

1 couch

A giant bedroom (KING size with 8" memory foam mattress) located in the basement of a newly renovated row-house in Powelton village. This room can comfortably accommodate 2 persons.

We do not live in this house, but we are just a couple houses down the street and can provide you with immediate assistance if needed. We created this stand-alone space for hosting guests only so that guests can have complete access to many amenities of the house without having to share with the owner. The areas guest can use include: bathroom, kitchen, dining area, and little oasis in the backyard. The house has 3-Story: the 1st floor is the kitchen and dining area for our guests; the 2nd floor has 3 bedrooms and a shared bathroom. Your room is located below the 1st floor is a very large bedroom that can accommodate 2 people.

Please note that the ceiling is 73 inches high (this is just a little over 6 feet). Please consider this carefully before booking.

Guests have complete access to the kitchen and the backyard. Guests can prepare dinner and eat either inside or outdoor in the backyard. Please respect the neighbor and other guests by refraining from making excessive noise after 9 PM.

Guest can have complete access to many area of the house such as the kitchen, bathroom, backyard area ...

Very quiet and SAFE neighborhood in Powelton village. There is a police station a couple houses down the street which make our neighborhood one of the safest in the city. They patrol the area 24/7. UCD police also patrol Upenn and surrounding area. They can provide FREE escort service if requested.

40th&Market subway station (MFL line) connecting West Philly and Center city is located a few blocks away. It take approximately 5 min from our house to the subway. Alternatively, there is a trolley #10 stop @ Lancaster Avenue & Spring Garden St located 1 min away from our house.

STRICTLY A SMOKE FREE HOME.

The ceiling is 73 inches high (this is just a little over 6 feet). Please consider this carefully before booking.

Also you should NOT invite strangers into our home unless given consent by us
1 queen bed

Two bedrooms are available. This listing is for the room that fits two people in a Queen size Tuft & Needle mattress (new 2016). The room has many built in drawers, headboard and vanity. Large closet and shoe closet. The room has a World Traveler theme with related maps and art. I live in the third bedroom. The cat lives in the shared areas and doesn't go in the bedrooms. There is no cable tv, but the house has wifi.

It's an eco friendly home with composting, rain barrels, hemp shower curtain, dual flush toilet (new 2015). The kitchen has 1950s porcelain stove and sink, toaster oven (new 2015), microwave (new 2016). At anytime, you may snack on designated items in the kitchen and nonperishable treats left in your room. A large selection of tea, coffee and a keurig machine is available. I usually have creamers, alternative milk, maple syrup or honey. If you would like cow's milk, please visit Grooveground coffee shop or Wawa one block away. The one bathroom is shared. There is free street parking directly across the street during the day 9am-9pm, and a public parking garage for overnight stays if the driveway is full (free parking lot 9pm-9am).

Included are towels, linen and toiletries for your use. As your host, I will make sure you have any information you need to enjoy your trip, and that your stay is comfortable.

There is a full kitchen with a dining table for you to use freely. You'll get your own

code to the front door keyless entry, and a key to your room, there are no curfews. Please ask if you need anything or have any questions!

I live here too. I would love to answer any questions you have about the local area. Collingswood is a happening town! We have an award winning farmers market a few blocks away. Three parks, shops, 35+ restaurants all in walking distance. Biking, running, parades, festivals, monthly art & music events, classic cars monthly.

Patco train is an 8 minute walk. 15 minutes to Center City Philadelphia. Patco runs 24 hours a day, 5-20min daytime, every 40 min at night. Please see 'ride patco' website for schedule. Buses are a block or so away. On street parking across the street. From PHL Airport, take Amtrak to 8th & Market, then Patco to Collingswood. The house is located next to the raised PATCO TRAIN LINE. It runs 24/7. About every 40 min at night and every 5-20 min during the day. You will hear the trains go by. Most people get used to the sound quickly but earplugs are available when needed. Ggle maps may list my address as: 103 Collings Ave. West Berlin. Apple maps lists it correctly as: 103 West Collings Ave. Collingswood.

Our house is a big, welcoming historic home in the really fantastic neighborhood of West Philadelphia (University City). The neighborhood is tree-lined and relaxed, a close walk to everything you need or easy access by public transportation to downtown. The house itself is spacious and you can enjoy it all, from the sound-proof band practice room in the basement to the deck and garden on the roof. (Lots of quirky art on the wall collected in our travels.) Your third floor room has a full-sized bunk bed with a pull-out trundle beneath -- lots of bed space to pack in the family or friends. We're sure you'll feel comfortable here.

The house is spacious and you're welcome to make yourself at home. Your room itself is on the third floor. You may be sharing the third floor bathroom with guests who are staying on the same floor. While you're here you'll be able to enjoy the house from top to bottom. You may use the kitchen as you like (coffee in the morning!) and you can use our laundry machines. We have a sound-proof band practice room which you can use while you're here (though talk with us first to make sure there isn't anyone else scheduled to play down there). The rooftop deck has a lovely view of the city.

I work at home so I'll be readily available to answer questions. I'll be really happy to give you directions, suggestions and recommendations for restaurants or anywhere you want to go. Always happy to help make your stay pleasant in any way.

Fantastic neighborhood -- best place to live in the City (in my opinion!) and a fine place to visit. Big, beautiful historic homes, lots of trees and a fantastic park just blocks away where you'll find farmer's markets and arts festivals all summer. Easy walking access to Penn, Drexel and the Penn hospitals, quick public transportation downtown. Diverse neighbors, lots of tasty, inexpensive restaurants.

Quick walk to Penn and the Penn hospital complex (CHOP and HUP) -- 15minutes or less depending on what part of the campus. A few minutes further to Drexel but still an easy walk through Penn's campus. Lots of public transport -- two blocks from bus downtown, three to trolley (Green Line rt. 34). Bike rental is available through the IndeGo Philly bike share -- flat city, decent bike lanes, a relatively easy place to ride. On-street parking is generally easy to find.

Some notes!

Your room has a full-sized bunk bed and a twin trundle. There's also a couch if someone wants to sleep there. Pack 'em in!

Parking is free on the street. Some blocks have two hour restrictions, some blocks have no restrictions at all. Weekends most of the blocks have no restrictions. Most

guests haven't had a problem finding the right spot.f

We keep our house well, but it's not a bland, generic box. Quirky art on the walls, friendly environment top to bottom...lots of fun to be here.

The bedrooms all have window air conditioners, as does the open room on the third floor, so you'll be comfortable in your room in the summer. Like most old West Philly homes there isn't central air.

The kids will probably be around while you're staying here. They're great kids, three girls, sometimes quite playful but they won't pester you.

Squirrel is a wonderful family dog -- big and very mellow. She's a very quiet dog, though she may greet you with a couple barks when we all first meet you. After that, not a peep. When we're not in the house we'll keep her behind a gate in the kitchen.

I'm a music teacher. On Wednesday and Saturday mornings I teach a music class for families in the living room. You're welcome to walk through and it shouldn't have any bearing on your stay.

If you're a musician and want to use the sound-proof band room, great! Ask us about it beforehand to make sure you'll be able to use it the way you want while you're here.

1 queen bed

You will be sharing a full bathroom with another Airbnb guest. There is an additional full bathroom in the basement floor. Please read the house rules and manual thoroughly before your check in. **DO NOT** ask me to host you with your pet. No exceptions! I already have two dogs ;)

Guests will have access to a private bedroom with a Queen size bed (Additional guests can sleep on a twin-size airbed with a memory top upon request, and an additional fee), washer and dryer (ONLY for stays longer than 3 days) Wi-fi internet access, a mini-fridge in the bedroom, and a TV with cable.

KITCHEN: Is very small and outdated (this is an one hundred year old house) but has (in addition to dishes and cookware):

a microwave

4 burner gas stove and oven

electric coffee maker

electric oven toaster

cooking supplies (salt, pepper, olive oil, cooking oil, condiments, etcétera)

Coffee, tea, cereal, milk, noodle soup and orange juice will be provided upon request.

Linens and towels are provided and will be changed once a week for stays longer than a week.

Please read the house rules thoroughly before your check in.

This is a three story house and due to its layout we may not bump into each other, so interactions could be sparse. If you need anything you can always reach me on the phone or via Airbnb messaging.

Graduate Hospital is a quite and safe neighborhood, close (2.1 m) to Center City and University of Pennsylvania (1.5 m)

This location is close to all of Center City (City Hall - 2 miles) by public transportation (15 minutes). SEPTA Bus 12 (\$2.25) stops - 300 ft from the house.

Uber poll - 15 minutes (\$3.75)

Please read the house rules thoroughly before your check in.

When rating my place, please keep in mind that anything less than 5 stars is a negative feedback (according to the Airbnb rating system), and that you are rating my house, not a hotel. Please help me to fix any problem while you are here, or at least leave a private comment when you are rating, so I know how to improve things for

the next guest!

Lastly two medium size dogs live in this property.

1 queen bed, 2 single beds

The house is brand new and always gaining new gadgets. Your room is the entire lower loft (bedroom, living space, and half bath). The rest of the house has a similar open layout with new, hardwood floors state of the art appliances, and central air and heat!

Lower Loft (Your Private Living Space)

Bedroom

2 extra comfortable twin beds

1 plush queen mattress* (*Add-On for larger groups)

1 large pillow per person (extras available upon request)

Water glasses, towels, and extra blankets set out for you upon arrival

Lower Loft Living Space

5+ foot Projector Home Theater

Full HDMI connectivity for your computer to the Projector

Chromecast to stream Netflix, YouTube, HBO GO, and more

N64 and Xbox with multiple controllers for each and games upon request

Supremely soft loveseat and two chairs with pillows for lounging

Reading nook with adjustable lighting and armchair

Half Bathroom

Spotless Sink and Toilet

Hair ties, lotion, feminine products, lotion, sanitizer, razors and more

Hand towels

Shared Spaces (First Floor and Second Floor)

Kitchen

Stat of the art gas oven and stovetop

Large island for eating and cooking

Private cupboard access with amenities

Utensils, glasses, plates, and bowls

Wine glasses and beer mugs

Spatulas and other cooking tools

Small appliances: microwave, toaster oven, panini maker, french press, fondue set, margarita machine, slow cooker, and more

Living and Dining Room

Lounge space with plush couches and chairs

Board game collection including Life, Scrabble, Monopoly and more

BYOB Mini-Bar with bottle openers, shakers, and muddlers

6-seat dining room table

Full Bathroom

Spotless shower, toilet, and large sink

Shampoo, body wash and conditioner

Bath towels and hand towels

Hair dryer

Laptop-friendly Workspace

Large desk

Office chair

Outlet splitter to plug in multiple devices

You'll have private access to your own "lower loft" located in the basement-level of the house. Complete with privacy lock, living space, bed, reading nook and half bath.

You'll also enjoy full access to the first floor (kitchen, living room, and dining area) as well as the workspace, laundry facilities, and full bathroom on the second floor. During your stay, you'll likely meet all three roommates: Anna, Kevin and Marshall (Scott is currently traveling in Vietnam!). We are all outgoing and welcoming people, and we're more than happy to give you tips or show you around. However, if you're really here for some peace and quiet, we respect that 100%. Whether we're eating dinner together or simply greeting you at check-in and sending you on your way, feel comfortable that our home is your home for your stay.

Easily catch Uber, Lyft, or a cab right outside to get anywhere in the city.

We are only a short walk from the Broad Street subway line which opens up the city and can be used to travel to/from the airport and 30th street station

1 double bed

Three story new construction home offering third story master suite. The space is very private. All hardwood floors, wifi, cable television, a very comfortable bed, a desk area, and even a small queen anne couch. There is also a private bathroom, private roofdeck.

Entire third floor, roof deck, fully equipped kitchen, and driveway.

This is a three story family home. The suite is on the third floor so there is plenty of privacy. We are a super laid back family. You can come and go as you please, and the amount of interaction is entirely up to you. We love chatting, (particularly my husband Oliver) but we also are more than happy to respect our guests preferred privacy...

An eclectic multicultural neighborhood in South Philadelphia. If you do not want to pay Center City prices for lodging, but still be super close to all the major attractions, this is your spot. Come enjoy an authentic S.Philly neighborhood:)

3 blocks from South Broad Street and 1 mile from Center City/Rittenhouse Square.

Accessibility to transport is also very easy.

Also, two blocks from the Philly top rated Sardine Bar located on 18th and Federal.

Getting around is easy, there are bus stops, subways, taxis, and of course uber.

The subway is 4 blocks, and the busses run each direction a block away.

Family oriented home. Also, handicap accessible.

1 queen bed

While sharing the unit with the host, this listing provides unique privacy due to its size! The apartment is two floors, downstairs with a kitchen and living room and the upstairs that has a 30 foot hallway separating the guest's and host's bedrooms. The guest bedroom has a Tempur-Pedic queen with down comforter and pillows. A desk is in the room to do work and a TV with cable. I also have a queen size air mattress for a third guest (older child, friend etc.) if needed.

Private bathroom, roof deck, living room, kitchen.

It's just me living in the apartment. I usually don't have too much interaction with guests during their stay. I often work weekends and are usually out of the house during the daytime. Always happy to help with suggestions/planning of your activities while you're in town!

The building is technically in Francisville but walkable to Fairmount Ave. It's located directly across from beautiful St. Joe's Prep (HS). Trolley passes by down Girard during the day.

Close to EVERYTHING; SEPTA bus and trolley stops. Here are some common destinations for guests.

Location: Mileage/Approx Uber pricing

Temple University: 1mi/Walkable

Museum Area/ESP Haunted House/Kelly Drive: 1mi/Walkable

The Fillmore: 1.5mi/\$5-\$7

Sugarhouse Casino: 1.5mi/\$5-\$7

Center City: 1.5mi/\$6-\$8

UPenn: 2mi/\$8-\$10

Manayunk: 5mi/\$13-\$15

Philadelphia Sports Complex/Xfinity Live! (Eagles, Phillies, Flyers and 76ers):
5mi/\$20-\$23

PHL (Airport): 8mi/\$22-\$25

Parking is available on the street and, if needed, behind the building in a tandem spot (behind my car). Street parking outside the building is non-permit, free parking.

However, the side of the street closest to St. Joe's Prep, is a school bus zone and only available during non-school hours (7am-4pm).

1 queen bed

The 869 Compound! Located on the best street in Philly, the Compound is a very unique property that consists of a row home (fronts to the street) and a rear carriage house (which is only accessed by a private alleyway entrance). I purchased the Compound in 2008 and spent 2 years gutting and rehabbing the property. Utilizing salvaged materials and a touch of creativity, I created a place I'm proud to call home! I would love to share my space and help you experience Philly the way it was meant to be.

Guest will be taking over the Spunker Sunker in the Rear Carriage house. This tiny room is a perfect intimate cubby to spend the weekend. It has a Queen Bed in a loft that is accessed by a narrow set of stairs. The room has an adjacent bathroom that is accessed through the living room (bathroom is private and for your use only).

The kitchen is located on the 2nd floor and is the highlight of the space. With a 12 person rustic farmhouse table, a large outdoor breakfast deck, and custom concrete countertops there's no doubt why most guests congregate here.

Spunker Bunker Guests will also have private access to the rear yard which you may smoke or hang out at your leisure. There is a fire barrel that may be utilized as long as you get our permission first.

You're not just getting a place to stay, you're getting an awesome and unique lodging experience!

Talk to you soon!

You will have access to Spunker Bunker, Living Room, 1st Floor Bathroom, Kitchen, & Breakfast Deck. Please refrain from the 3rd Floor unless invited up by host. With permission you may visit the green roof, but it is only accessed by a 14' aluminum ladder, no scaredy cats allowed! ;)

I will be available to help answer any of your questions throughout your stay. Myself, Amanda (my gf), Max (the Brown Dog), Mr. Meowgi (Cow-Cat), & Johnny Cat will all be here to help make your stay unique and enjoyable!

Nolibs/Fishtown has everything you could possibly ask for! With an ever-expanding nightlife and restaurant scene this area is Philly's "hot-spot" for great drinks and great food! 2nd street bars are only 2 blocks away, while the main intersection in Fishtown (Girard Ave. & Frankford Ave.) is an approximate 15 min walk.

Cafe LaMaude, Cafe Chismosa, & Honey's Sit N' Eat are all award winning brunch and coffee shops, and they're all located one street behind the Compound.

You won't leave un-caFFEinated or unsatisfied with your "Brunch-Town" Experience. Uber/Lift are all very prominent in Philly. There is a new bike-share called Indi-go that has locations a few stops from the Compound, so if you're savvy at bike riding, i

would highly recommend this form of transpo! The subway is approx. 5 blocks south east at 2nd & Spring Garden St.

We do have a dog and 2 cats. Most of which congregate upstairs, but you may get an unexpected kitty nuzzle if you leave your room door open. All our pets are ultra-friendly, just please don't leave the doors open because the cats will escape!

1 queen bed

1 sofa bed

The apartment is a lovely and unique two bedroom duplex in the heart of Philly. It boasts impressive 12-foot ceilings in the living room and bedroom with massive windows that provide ample natural light. The living room has a large sofa that pulls out to a queen sized bed that is very comfortable. The TV is fully equipped with cable and Apple TV with accounts for Netflix and HBO Go. The bedroom features a comfy queen sized bed and a wardrobe for you to unpack your items and place your suitcase. You also have access to your own private bathroom with shower.

Guests will have access to the entire apartment aside from my bedroom downstairs.

The bedroom and living room will be yours to occupy during your stay and guests will share the kitchen and laundry area downstairs with the host.

I will be around or close by during your stay and will be available to help with the apartment or provide any recommendations. If you are the type that prefers privacy, this apartment is perfect since my bedroom is downstairs and you would only need to see me in passing.

The West Washington Square West / Gayborhood area of Downtown Philly is absolutely amazing. It is very safe and full of some of the best restaurants and bars within a stones throw of the apartment. Within a short walk, you can visit some of Philly's landmarks like the Liberty Bell. Other attractions like South Street/Old City or Rittenhouse Square are also within walking distance or a very quick taxi/Uber.

1 queen bed, 1 air mattress

This is truly a hidden gem in the city, and I instantly fell in love with the space as soon as I first stepped in. It is a rear-facing unit which has been custom designed and allows for plenty of natural light. The space boasts high ceilings and includes a gourmet kitchen, an open concept living/dining space, glass-door showers, and large bedrooms with loft windows. The space is also professionally cleaned before each reservation.

There is a queen bed (memory foam mattress), and a queen air mattress available for parties with more than 2 guests. Ideally, 2 or less would be most comfortable, but there is room for 4.

In addition to the space, the location is prime for getting around Center City.

Everything you need is within a 1-10 minute walking distance.

You will have access to your private room, bathroom, and common area (kitchen, living room, dining area). I will be staying in the additional bedroom/bathroom, which is not to be shared.

Premium cable TV/Internet access is provided.

Private outdoor decks belonging to other tenants are off limits.

Outside of my work hours, I will be present during your stay. I have a typical 9am-5pm job, so I can meet anytime outside those hours on any given weekday. If your check-in time falls within my work hours, I can provide instructions so you can still check into the apartment.

I think my favorite thing about my neighborhood is that my favorite restaurant, Talula's Garden, is in my backyard. If you enjoy farm-to-table food in a cozy ambient atmosphere, this is the place for you. And if you're feeling adventurous for some

Japanese, Morimoto is just across the street.

Some tourist attractions I highly recommend, which are all nearby, include Reading Terminal, Independence Hall, and Spruce Harbor Park. And if you're up for it, maybe we can grab a week-day lunch at the top of the Comcast Center for the best view in the city.

Septa, Regional Rail, Greyhound, Zipcar, taxis and buses are right outside your doorstep. There is also a public parking garage on the same block if you plan on driving.

If you are coming from the airport, a taxi would run about \$30 which is the pricier but more convenient option. There is also an Airport train (\$8 one-way) that runs about every 30 minutes. Take the train to Jefferson Station and you will only be less than a 10 minute walk away.

There is no elevator in the building, so you will have to walk up one flight of stairs (25 steps).

Retro designed spacious and comfortable room that includes a queen size bed, recliner, personal closet and a work desk. Located in a Great Philadelphia Location conveniently located near the Downtown, University City and 30th Street Station.

This is a perfect location for someone getting in to the city by bus or train and from the airport as well. I am attaching all of the maps in the pictures for your reference.

2 minute walk to Baltimore Ave. & South 50th St. Trolley station, which runs every 10 minutes from 5am to 1:30am everyday

20 minute trolley ride to Downtown Philadelphia Center City (13th St. Station, City Hall)

17 minute trolley ride from 30th Street Station (Amtrak Train Station/Main Bus Terminal)

13 minute trolley ride to University City (Upenn & Drexel campuses)

42 minute ride from the Philadelphia Airport by public transport. Take the regional rail from the Airport to 30th street station and from there hop on the trolley

Two blocks away (2 minute walk) from Baltimore Avenue which is full of cafes, grocery stores, corner shops, great restaurants and bars.

Safe and Hip Neighborhood with a lot of history and culture. Make sure to check out all of the historic churches, old victorian houses and small castles.

More Info:

The private bedroom will be located on the second floor and will have its own key. The bedroom is furnished with a queen size bed and a desk, and can accommodate two people. The newly renovated living room, dining room, kitchen and the bathroom will be shared by you and other guests.

The sheets and linens are changed and washed after every guest. But you may bring your own bedding if you prefer.

When taking a shower please be mindful that the hot water will run out after about three back to back showers and takes around half an hour to forty minutes to heat back up. There will be fresh towels available, but you can bring your own if you would like.

Kitchen includes an electric oven so please make sure to shut off all the burners after use. Besides the oven the kitchen includes a stove-top microwave, a dishwasher and a refrigerator. Pots, pans, plates, glasses and other utensils will also be available for your use. Just please make sure to wash and clean after yourself.

The modern dining room is furnished with a dining table and a mini lounge area that includes a couple of sofa chairs, feel free to relax there.

HEATING, Each room as well as every room in the house is equipped with its own

ELECTRIC HEATING BASEBOARD that has an individual thermostat that you are able to control. Please be mindful of not leaving your things in front of THE HEATER WHEN ITS ON as it heats up very quickly.

Parking is available on the street if you are driving in and no permit is required.

There is a washer and a dryer available for your laundry needs in the basement.

Other Features include:

WiFi Internet

A fenced in back yard with a back porch accessible through the back door in the kitchen

This property is NOT a BED AND BREAKFAST, and there is no breakfast included in the rent. This listing is for a single room for rent in my house in which I reside.

Guests will have access to all common areas living room, dining room, kitchen as well as the back porch and the basement for laundry needs

I will be around most of time and enjoy getting to know more about my guests and making them feel welcome.

Avery safe and hip neighborhood in historic West Philadelphia.

There is a trolley stop for the number 34 trolley line just one and half blocks (less than 2 minute walk) from my place. The trolley will have you downtown in less than 20 minutes.

Guests will have access to all common areas living room, dining room, kitchen as well as the back porch and the basement for laundry needs.

I will be around most of time. I enjoy getting to know more about my guests and making them feel welcome.

Safe and Hip Neighborhood in West Philadelphia with a lot of history and culture. Make sure to check out all of the historic churches, old victorian houses and small castles.

There is a trolley stop for the number 34 trolley line just one and half blocks (less than 2 minute walk) from my place. The trolley will have you downtown in less than 20 minutes.

1 queen bed

Guest reviews say:

"Excellent in every way";

"Best host I've ever had!";

"This is the best AirBnB I have ever stayed in.";

"Highly recommended, the next time I come to Philly I'll be staying here again :)."

The art was great and the hospitality was fantastic!";

"This place is perfect! And, Bhavisha is the quintessential host, everything that Airbnb strives to be.";

"I would actually rather stay here than at a fancy hotel!"

"Having stayed in multiple Airbnbs in the area, Bhavisha's place is an incredible steal and stands out for its homey, sunny, and impeccably clean environment as well as a beautiful and well-stocked kitchen and lovely and super clean personal bathroom with all the toiletries you could dream of. I can't rave enough about how wonderful my stay was!"

Open, spacious and welcoming. It carries the warm feeling of a home, cozy, comfortable vacation spot. The walls are filled with interesting artwork on every floor. It is clean and tidy. You get your own private bathroom that has a large walk in floor to ceiling tiled shower.

You are welcome to utilize the kitchen, living room, dinning room and the garden,

including the grill. Enjoy the sitting space at the kitchen counter with a oversized window looking out to the garden.

My home is also my studio and thus also my work space, which is located on the 2nd floor. I am available to direct you in anyway I can.

Home in quite quaint safe neighborhood, a couple of blocks from the trail by the Schuylkill River Bank. It has a wonder vibe and fun to walk through. Several coffee shops and restaurants in the area also.

.7 miles from the Amtrak train station, 20 min. cab ride from the Philadelphia International Airport, less than 15 min walk to Rittenhouse or University City Area. There are also several bus stops and easy to hail cabs for uber if necessary.

My home is a safe, short beautiful walk from University of Pennsylvania, Children's Hospital and Drexel University and so convenient if you are here on business. It is also walking distance to all the restaurants and shopping in the Rittenhouse Square and Center City Philadelphia. In a 4 mile block radius there is a children's park, public pool open in the summer, tennis courts and jogging / walking trail.

Whether you are here short-term or long-term, we can accommodate both. The guest room includes a full-functioning study desk with 3 white boards for those who are looking for a place to study. It has bright sunlight coming through the mornings and pine hardwood floors. The apartment itself is cozy, bright, and is highly efficient and equipped with all kinds of appliances for your convenience.

Our fridge and pantry are always well-stocked with fresh produce and healthy items for breakfast provided to you as part of your stay. If there's a particular thing you eat for breakfast that we offer and you're staying for more than 3 days, please let us know at time of booking.

Our apartment is fully equipped for students or business people looking to do their rotations/work in Philadelphia with abundant school supplies and space for your books and studies. We have 3 bookshelves, a closet, a standing (and sitting) desk with bright lights available for use. If you need specific amenities, please let us know at time of booking and we will prepare for your arrival.

The apartment is free for you to access and feel at home! The only place off-limits is our personal bedroom. If you want to cozy up in the living room, have tea and pastries while enjoying the bright sun, plentiful plants, and listening to music, you are welcome to! We want you to be comfortable here. You are also welcome to do work in the shared spaces (living room, dining room) of our apartment. We love a busy house.

We are available at any time through phone call, text, or just in the apartment. If there's anything you need help with, please don't hesitate to ask! We work really hard to make you comfortable with what we have and if there's an issue, please let us know so we can help you resolve it.

We're currently medical students so when you visit, we're probably studying but we're always available if you need us!

My neighborhood is a quaint residential area with lots of young professionals, at the heart of some of the must-see sights of Philadelphia. Whether you are here on business, school, vacation, or whatever, this is the best place for you to do just that with everything within a walkable distance.

We're very close (down the block) from the train and the buses. It's very easy to get around Philadelphia on public transport but also for general walking. We live just 5 blocks from Broad Street (where City Hall is located).

We also have a rescued lab pup and are diligently training her. She's very mild-tempered, shy, and loves humans.

Parking:

If you are coming with a car, let us know at the time of booking! We can help you purchase a parking pass for an additional cost. Philadelphia is notorious for parking tickets and we want you to remain ticket-free.

We have options of temporary day passes (\$15 for the first day, \$10 for subsequent days) or a 15-day parking pass permit (\$40). Please provide us our license plate number and state of registration so we can obtain this pass for you at parking authority.

1 queen bed, 1 single bed

We live on a quiet and tree-lined street in a thriving, beautiful, and friendly neighborhood of Philadelphia. Your room and private bathroom, with a full bath, are on a separate floor from your friendly hosts, a young couple who study and work at University of Pennsylvania. There is a very comfortable queen bed, and we can provide a comfy extra mattress on the floor for another person.

You have maximal privacy on the guest floor. We occasionally go upstairs to use the other room on that floor, which has exercise equipment that you are welcome to use as well, but otherwise, we rarely go up there. If you would like to use our fridge, you are welcome. Please note that due to dietary restrictions, we are concerned about food cross-contamination, and so cooking in our kitchen can only take place under supervision. We are happy to provide coffee, tea, and snacks upon request!

We are usually out during the workday (Monday-Thursday) from 9 AM to 7 PM, but we're around in the morning, evenings, and weekends. On Monday-Thursday, you can check in before 9 or after 7 (approximately), but we are more flexible on Friday-Sunday. Just let us know if you have a problem with the timing, and we'll do the best we can to help out.

Our home is located right near some of the best restaurants and coffeehouses in Philadelphia, just around the corner from the beautiful Rittenhouse Square park.

There is a Starbucks down our block, and a grocery store across the street. We are walking distance and a short ride to the University of Pennsylvania and Drexel.

Buses, the Market Street subway, and car services (taxis, Uber, Lyft) are all available close by our home. The 30th Street Station is about a mile away, and a short ride by public transportation or cab. If you're driving and want to park nearby, we can message you a link to a map and list of parking lots near Rittenhouse Square. Street parking is quite tight in the streets just by our home, but we're happy to provide direction to the streets with the best chance of finding parking!

Please note limited kitchen use (described above). Please also note that our home is on the top (4th) floor of a very lovely townhouse, so there are lots of stairs and no elevator. We are happy to help with suitcases!

4. Atlanta

1 queen bed

Private bedroom and brand new luxurious private bathroom. Bedroom is in the rear of the main level of the house, includes furnishings, a bit of closet space, 3 windows and nice access to main floor amenities. There is a ceiling fan on remote and a 32" LED television with cable.

Note that while the bedroom is private, it shares a wall with my (the hosts) bedroom wall.

Guests should feel right at home and not at all limited to the bedroom space. Stretch out, enjoy the beautiful covered porch, comfortable and cozy family/tv room or a neighborhood walk. Feel free to cook some meals and use any of the home's amenities. Coffee, teas, cereal's available for guests to self-serve.

I am very available to provide tips, suggestions or answer questions about this area. After 17yrs in this home, I am knowledgeable about Atlanta nightlife, restaurants, tourist spots, neighborhoods & under the radar spots. Don't hesitate to text or call at any time during your stay to ask a question. I want your trip to be efficient, fun and diverse, so I'm here to help.

Virginia Highlands 'hood is a very desired neighborhood in Atlanta. It's charming, cool local restaurants and bars are abundant. Yet the setting of this home is quiet and peaceful, a 5 minute walk to all the nightlife. Search or wiki "Virginia Highlands Atlanta" to learn more. Staying in this area will save you tremendous time, effort and expense for many of the usual spots in ATL. You are a 7 minute walk to 3 different business nodes with many restaurants and bars of all types and price points.

There are quite a lot of restaurants and bars within walking distance. ATL tourist spots, midtown or other common nightlife areas require a \$5-8 Uber ride or public transport (bus stop is 4 min walk). Sometimes I may be available for a drop off as well.

This is a peaceful and slow-paced home. I have a house-mate, Steve (attorney, 30's gentlemen...), who lives upstairs, works hard and often away. The house is a 4-5 minute walk to the bus stop which provides access to the entire Atlanta bus/subway system.

LOCATION! LOCATION! LOCATION! COME STAY WITH A SUPER HOST!!

Guest have access to the kitchen, laundry room, living room

I am always available for you to contact if there are things that need repair or if the home or amenities need attention. I will be available to answer questions and to assist you during your stay.

I'm open to socializing but will leave that completely up to you! Please don't feel obligated at all, just enjoy yourself!

My home is located just 6 tenths of a mile from the Georgia Aquarium, 8 tenths from World of Coca Cola and Center for Civil and Human Rights Museums, 7 tenths from the College Football Hall of Fame and is an easy walk. Leave your car at the home and save all the parking fees. You can walk to Centennial Olympic Park, CNN Studio Tours, Phillips Arena, Georgia Dome, Sky-view Ferris wheel, The Children's Museum, World Congress Center and The Mall at Peachtree Center, CNN Food Court, Hard Rock Cafe, plus over a dozen casual and fine dining restaurants.

A short commute away by car, cab, Marta bus/train, Lyft or Uber service; you can enjoy the many other things Atlanta has to offer such as Atlanta Botanical Gardens, Atlanta Contemporary Art Center, Atlanta History Center, Center for Puppetry Arts, Fernbank Museum of Natural History, Fox Theater, High Museum of Art, Jimmy Carter Presidential Library and Museum, Margaret Mitchell House and Museum,

Martin Luther King Jr, National Historic Site, Michael C. Carlos Museum, Six Flags Over Georgia, Stone Mountain Park, The William Breman Jewish Heritage Museum and Zoo Atlanta

Travel services are as follows:

MARTA BUS AND TRAIN:

Children's Fare: Children 46" and under, maximum two per paying adult, can ride free. Measure height of child at Breeze Vending Machines, rail station fare gates and entrances of bus doors. FREE

Maximum of two qualifying children (46" and under) per paying adult

Cash Fare (paid at bus fare box, no transfer) \$2.50

Breeze Card: (With purchase of additional fare. All fare products must be loaded on a Breeze Card.) \$1.00

Single Trip \$2.50, Round Trip \$5.00

Ten (10) Trips Sold at Ride Stores. \$25.00

Twenty (20) Trips Sold at Ride Stores & Breeze Vend Machines. \$42.50

7-Day Pass** Unlimited rides, for 7 consecutive days beginning the first-time used.

Sold at Ride Stores and Breeze Vend Machines \$23.75

(Unlimited Savings Potential!)

30-Day Pass** Unlimited rides, valid for 30 consecutive days beginning the first time used. Sold at Ride Stores & Breeze Vend Machines \$95.00 (Unlimited Savings Potential!)

Day Pass (1-4 Days)

Unlimited rides. Sold at Ride Stores & Breeze Vend Machines. \$9.00 - \$19.00

(Unlimited Savings Potential!)

1-Day Pass** \$ 9.00

2-Day Pass** \$14.00

3-Day Pass** \$16.00

4-Day Pass** \$19.00

** Unlimited rides from the first use for 1, 2,3,4,7 or 30 consecutive days. A day on MARTA is not 24-hours; a day starts whenever service begins in the morning and ends whenever service stops at night.

You can order food through GRUBHUB delivery service; once logged on you have a list of restaurants to choose from.

Our home in downtown Decatur is close to Emory University, Emory Hospital (EUH), Agnes Scott College, The Centers for Disease Control (CDC) and the VA hospital. There is a Keurig Coffee Maker in the room with free coffee and tea, as well as a gift of fresh fruit, water and a snack for your first night. The bathroom is recently renovated.

You have access to our porch, and share our deck and garden. Terri is an avid gardener, so she is in and out of the garden, as is our dog Piper who has her own dog door onto the deck. We also have added access to Netflix, Amazon programming and other streaming video on the TV.

We are very open to sharing experiences and conversations about life, when it feels right. We offer access to our kitchen as a special request. We will gladly guide you to all the best restaurants and things to do around Decatur, Atlanta, Georgia and the Southeast.

Our neighborhood is very friendly - full of early 20th century bungalows with lots of families and people walking their dogs. Within a 1/3 mile, you have access to all of Decatur's myriad restaurants, bars, shops, parks, churches and even a few night spots. The town is very lively from Thursday to Saturday nights! And it is safe, with many

folks walking to and from our neighborhood to downtown.

It is an easy walk to downtown Decatur - 1/3 mile. There are two MARTA Subway Stops (East Line) within 1/2 mile of our house - and a bus stop to downtown Atlanta, 300 ft away. Lots of our guests use Uber and public transit and parking is available on our street.

We love to hike many of the urban parks and wild spaces in & around Atlanta - we will gladly share our secrets.

1 queen bed, 1 sofa bed, 2 air mattresses

1 couch

Classic 1920 Craftsman. Recently renovated kitchen opens to dining area and has a great flow for entertaining. Living room plus den allows for flexible uses. High ceilings and hardwood floors on first floor throughout common area, fenced back yard, new deck, recent exterior painting, and an inviting screened-in porch all add to the charm of this home.

Large private guest bedroom upstairs on second floor away from traffic with a bathroom, shower, desk, and closet. Quiet and dark for sleeping. Please note: the entire second floor is a finished attic and has carpeting. In the center, the ceilings are 7' 3.5" and angle down to 21" at each side. Maybe not the best space for someone that is tall and doesn't like low ceilings. Although, we have had 6'4" guests who manage just fine and love the space. Queen size bed with memory foam mattress great for sleeping. The sofa bed is full size, and we also have one queen size air mattress and one single air mattress. Mini fridge, luggage racks, large closet and dresser for your clothes, and a desk with an ergonomic Herman Miller task chair for catching up on email and surfing the web. Flat screen T.V. as well.

Our house is your house. Please make yourself welcome to any of the common areas. Appliances, like fridge, washer, dryer, coffee maker, Nespresso maker, microwave, electronics like TV and iPad, and music are yours to use. One parking spot in driveway (more than one upon request) or on the street is free. Don't leave anything out in your car especially when parking on the street to avoid break-ins. They are rare, but have occurred to vehicles parked on the street. First Aid kit is in the bathroom medicine cabinet behind the mirror above the sink. Extra toilet paper, a hair dryer, and extra bath products and some cleaning products for minor spills are in the bathroom closet. Wall A/C & Heater unit has a remote controller stored near the T.V. Nest thermostat in the kitchen for the rest of the house (common areas). Please don't hesitate to ask questions anytime of the day.

We love Atlanta, and traveling all over the world. We'll give you your space and do whatever we can to show you a good time.

Neighborhood is green, and walk-able. Midtown is one of the most pedestrian friendly parts of Atlanta and central to so many great attractions. With 25 different arts and cultural venues, more than 30 permanent performing arts groups, and 22 various entertainment facilities, Midtown features the largest concentration of arts facilities and organizations in the Southeast. Visitors and residents alike flock to the Woodruff Arts Center, the country's third-largest arts campus, and home to the Tony award-winning Alliance Theatre, the Grammy-winning Atlanta Symphony Orchestra, and the world-renowned High Museum of Art.

Midtown's galleries, museums and theaters feature sophisticated and exciting exhibitions and performances. The fabulous Fox Theatre features 300 performances each year ranging from ballet to rock & roll and Broadway. Midtown also boasts the 14th Street Playhouse, Museum of Design Atlanta (MODA) and the unique Center for Puppetry Arts, the largest organization in the U.S. solely dedicated to the art of

puppet theater.

Relax or play in "Atlanta's back yard," Piedmont Park, one of the South's greatest parks. Wander through the majestic Atlanta Botanical Garden. See the birthplace of Margaret Mitchell, author of "Gone with the Wind." Rock to Music Midtown or one of many special events and festivals. Or take in one of many cultural experiences located within the district.

Midtown is also a short distance from other major Atlanta attractions, including The Georgia Aquarium (.8 miles), World of Coca-Cola (.8 miles), Turner Field (2.7 miles), The Georgia Dome (1.2 miles), and Georgia World Congress Center (1.3 miles).

We are 1.1 miles from MARTA Midtown Station (MARTA goes to the airport). 5 minute drive or 20 minute walk.

If you like yoga, we own a studio 1.1 miles away. Hot and non-hot styles of yoga. evolution yoga atlanta. Free unlimited yoga during your visit.

1 double bed

When requesting to book please tell me a little about yourself, the purpose of your stay, and the "secret phrase."

A complimentary welcome basket filled with snacks, along with Soma Filtered Water is provided for every reservation.

- The full-sized bed in your private room can easily accommodate two guests. Just make to sure to let me know how many guests to expect.
- Fresh sheets and comfortable pillows are provided.
- Large bath and hand towels are provided.
- The private bathroom down the hall is stocked with everything you might need, including: q-tips, ear plugs, shampoo, conditioner, body wash, soap, cotton balls, and more.

There's a drawer in the fridge reserved for your use; it's clearly marked so feel free to pick up some yogurt or milk if you want some cold snacks.

Next day wash & fold is available for \$5 per load.

The entire home is pet and smoke free and you'll find a list of "Fun Things to Do in the Area", plus check-out instructions in your Welcome Packet when you arrive.

You're only two streets from the Inman Park MARTA Station (the inter-city transit train & bus system) so going anywhere in Atlanta in a breeze!

There are over a dozen restaurants & coffee shops within walking distance as well as a small grocery store nearby for all your food and drink needs.

You will be provided with a physical key to the front door upon your arrival along with a quick walk-through of the house. Alternatively, you can use the Smart Keypad to open the front-door; you'll be provided with the code on the day of your check-in.

Inside, you'll have access to your private bedroom, a private bathroom, the living room with a dart board and PlayStation VR, the microwave in the kitchen, the coffee station, the red snack basket, and a dedicated drawer in the fridge for your leftovers.

As for the outside space, you can enjoy the swing and rocking chairs on the front porch, or the patio furniture on the back porch but please... no smoking on the property.

Private off-street parking is provided in the rear of the house or you can park for free 24/7 on the street in front of the house.

If you won't have a car, traveling from the Hartsfield-Jackson Atlanta Airport (ATL) is a super simple using the MARTA station located inside the Baggage Claim Terminal. It takes ~45 minutes via train to travel from the Airport to the house in

Inman Park. The cost is \$2.50, per person, each way (plus a one-time fee for the re-loadable transit card). Detailed transit instructions are provided automatically after your booking is confirmed.

If you need a lift to or from the MARTA Station (free), Amtrak Station (\$15), or the ATL Airport (\$25), it would be my pleasure.

If you are visiting the World of Coca-Cola in Downtown Atlanta, I can offer you discounted tickets (\$10 for adults). Just ask!

Inman Park was Atlanta's first planned suburb in 1890. Today it is known as Atlanta's "small town downtown" with beautiful Victorian and Bungalow style homes situated next to numerous parks and ponds scattered throughout the neighborhood. It is an upscale neighborhood that is consistently rated as one of the safest in Atlanta. You can easily keep yourself busy for a few days without a car... The Atlanta Beltline (a wide pedestrian and cyclist pathway that connects major neighborhoods in Atlanta) provides easy access to Midtown & Piedmont Park which hosts numerous food, art, & music festivals throughout the year.

The hip "Krog Street Market" (0.5mi away) and "Inman Quarter" (0.7mi away) offer a myriad of close-by restaurant choices including:

MF Sushi by Chris Kinjo (Top 5 Sushi Spots in US /Bon Appétit)

The Luminary Oyster Bar by Eli Kirshtein (of Top Chef fame)

Superica by Ford Fry (Mexican)

Beetlecat by Ford Fry (Seafood)

One Eared Stag by Robert Phalen (Southern)

Fritti Pizza

Pure Taqueria Mexican

Barcelona Wine Bar & Tapas

Sotto Sotto Italian

Victory Sandwich Bar

Bartaco Asian-Mex (a personal favorite)

Proof Bakeshop & Coffee (just a block away from the house)

Savi Provisions Corner Market

and more

despite the steady flow of visitors to the neighborhood, crime is historically low as it is well patrolled by both uniformed Atlanta Police Officers and the Inman Park Security Patrol (off-duty Officers).

Also... you are a mere 10 minute walk away from the world famous "King of Pops" walk-up window. They serve popsicles with unique flavors like Chocolate Sea Salt, Thai Tea, Banana Puddin', and Mango Habanero. It's worth a visit to Inman Park just for a pop!

The closest Train/Bus station is "MARTA Inman Park/Reynoldstown". It's very close; only two streets away (about a 5 minute walk). If you're coming from the Airport it's located on the East/West line; just transfer at "Five Points" and head East. (fares cost \$2.50). It takes ~45 minutes to travel from the Airport to the house via MARTA (Uber & Lyft take about 25 minutes).

The closest Bicycle rental shop is 0.7mi away (\$20 per day).

The closest Airport is "Hartsfield-Jackson Atlanta International Airport" (ATL). I can personally pick you up or drop you off for \$25 deducted from your Airbnb deposit — just ask!

Everything Atlanta has to offer is easily accessible from this central and hip location: Downtown/Philips Arena/Georgia Dome: 2mi/3.2km

World of Coca-Cola/Georgia Aquarium: 2.5mi/4km

Midtown/Piedmont Park: 2.5mi/4km

Grant Park/Zoo Atlanta/East Atlanta Village: 2.5mi/4km

Krog Street Market/Atlanta Beltline: 0.6mi/0.9km

Little 5 Points/Dad's Garage: 0.5mi/0.8km

Atlanta supports UBER (on-demand car rides via a smartphone app). Use the code "UBERalohaATL" for \$20 off your first ride.

Check-in is at 6:00pm ET or later during a 30-minute window.

Check-out is at 11:00am ET.

Congratulations, you found it! Please incorporate "Fickle Pickle" in your Inquiry or Reservation request to let me know you read the entire listing... which studies show increases your overall Airbnb satisfaction.

Finally, third party bookings are not allowed due to Airbnb's Terms of Service. The person booking this room must be present for check-in. Remember, you can always refer your family member or employee instead — they'll save money on their booking and you'll get an Airbnb credit as well. It's a win-win.

1 double bed

This spacious room in our home is comfortably located on the lower level and comes with a private bath. The bed is a full and very comfortable for a single person. It can also accommodate two persons that don't mind being cozy! The bathroom has a tub/shower combination for whichever suits your fancy. The room also has a flat-screen television with a digital antenna so guests are able to access basic cable. Since the guest room is located on the lowest level it can be on chillier side, however a space heater is provided year round for your convenience.

Guests will also have access to the second level of the home, which includes a modern kitchen and living area complete with a flat-screen HD television and cable. We also encourage guests to utilize our two outdoor spaces - an elevated front porch with a fabulous sky swing which offers beautiful sunsets and skyline views and our cozy backyard patio with plenty of seating and chimenea (logs available upon request). For guests that value their devices, Wifi info will be provided upon arrival. Please note - our home has a unique layout that includes several flights of stairs. Guests will need to climb 1.5 flights to the front door and then down a flight to access the room. It's not too bad, but it may not be the ideal location for any guest that has trouble navigating stairs.

In addition to a private room and bath, guests will also have access to the second level of the home, which includes a modern kitchen and living area complete with a flat-screen television and cable, and our two outdoor spaces.

Interaction with guests is dependent on guest's needs and wants. We are more than happy to show folks around town, while also giving more independent guests their personal space. We look forward to meeting y'all!

Located in Cabbagetown, we are central to some of Atlanta's greatest neighborhoods: Little Five Points, Reynoldstown, East Atlanta, Inman Park, Old Fourth Ward & Grant Park. Downtown (3 miles) & Midtown (4 miles) are both nearby. The Beltline & Piedmont Park are also very close. For those just looking to explore the area within a 4-5 mile radius, utilizing the Beltline & bike rentals provide cheap and efficient fun!.

Like any true Southern city, Atlanta has some amazing restaurants! And, like true Southerners, we love to eat! We are happy to provide you with recommendations should you be craving something particular. All guests will receive a welcome packet which will provide some general Points of Interest, including restaurants in the

immediate vicinity.

Our home is located 13 miles from the Atlanta International Airport. Catching a taxi/Uber/Lyft is typically the easiest way to get here and will cost roughly \$25-\$50 and take 20 to 45 mins depending on traffic/time of day.

If you love to walk and you don't have a lot of luggage you can also reach our home by MARTA from the airport or bus station. We are roughly a 1.1 mile walk from the Inman-Park/Reynoldstown station. Alternatively you could use MARTA to get to the station then uber or taxi to our home. In some cases we may be able to pick you up from the train station if notified in advance and available.

For guests with their own rental cars, there is always plenty of street parking available right in front of the house.

Distance to other points of interest:

Cabbagetown Bars and Restaurants, Krog Street Tunnel - 0.5 miles

Oakland Cemetery - 0.6 miles

Atlanta Eastside Beltline Trail - 0.7 miles

Martin Luther King National Historic Site - 1 mile

Inman Park/Reynoldstown MARTA station - 1.1 miles

Zoo Atlanta - 1.6 miles

Jimmy Carter Presidential Library - 1.7 miles

Piedmont Park - 3 miles (walkable via the Atlanta Eastside Beltline Trail)

World of Coke, Georgia Aquarium, CNN Center, Centennial Olympic Park, Phillips Arena, Georgia Dome - 3 miles (all accessible by MARTA as well)

Fernbank Museum of Natural History - 3.4 miles

Atlanta Botanical Gardens - 5.3 miles

Our home has two cats and two dogs, but you can limit your interaction with them by closing the door. One cat spends a great deal of time outdoors and the other is very sweet and friendly. The two dogs are either crated or hanging out wherever we are. Location, location, location! Unique bungalow on a quiet, tree-lined street in one of Atlanta's oldest neighborhoods. Less than a 5 minute walk to some of the city's best restaurants and attractions.

Private bedroom and bathroom. Bedroom is equipped with all the necessities including a full size bed, closet with hangers, sheets, towels, iron, ceiling fan and a large picture window facing the backyard.

Large bathroom including shower/tub combination, washer/dryer, and basic toiletries.

Private bedroom

Private bathroom

Shared Kitchen, Dining, and Living Area

Shared outside spaces (front porch and stone patio in backyard)

We look forward to helping you enjoy your visit! We'll be around with our sweet pup, Mays, but it's totally up to you how much interaction there is. Always happy to answer any questions about getting around or offer recommendations on how best to enjoy the neighborhood.

Voted best overall neighborhood in Atlanta by Creative Loafing, Inman Park is the absolute best place to experience the city. We love our city and our neighborhood and want to make sure you do too!

Recommendations within walking distance:

Best Coffee/Pastries: Proof Bakeshop or Little Tart (inside Krog Market)

Best Restaurant: Boccaluppo

Best Patio: Ladybird Grove & Mess Hall

Best Pizza: O4WPizza (Get the "Grandma", you won't regret it)

Best Historic Watering Hole: Manuel's Tavern

Anything else? Just ask!

We're a short walk to some of Atlanta's most popular attractions and a 5 minute bike ride or Uber to Piedmont Park, Centennial Olympic Park, The Dome, Philips Arena and all of Midtown and Downtown.

3 minute walk to Krog Street Market, Eastside Beltline, and multiple

restaurants/coffee shops/bars

10 minute walk to Little Five Points

10 minute walk to Marta train station

15 minute walk to Ponce City Market

Uber and Lyfts are usually at the house in about 3 minutes

Parking is free and there's always something available, but there aren't designated spaces. It's a very tight street with almost all street parking, so may have to park about a block away. We're happy to help find a spot when you arrive!

1 queen bed

Perched on a corner lot, our recently renovated house is full of bright colors, natural light, and spacious rooms. The shared common spaces -- kitchen, dining room, and living room are all open and connected, while each bedroom feels private and separated. Pictures really don't do it justice (at least not when the camera's in my hands :)

When the season is right the large front porch is wonderful for sitting out, and has both a dining table and a sitting section.

We still have more projects underway...currently redoing the landscaping around the house and adding in a vegetable and herb garden, and a carport & bike storage is coming later.

We have 2 bedrooms available in the same house. This listing is for Bedroom #1.

Bedroom 1: [this listing]

single room located on first floor

has a shared bathroom just next to it

double bed with adjustable his/her reading lights and nightstands

closet, dresser, and desk

suite located on second floor

private bathroom

queen bed with adjustable his/her reading lights and nightstands

blackout roller shades

closet, dresser, and desk

We like to treat guests like friends & family...make yourselves at home. You have access to any common area.

We're usually quite busy with our business, but do really enjoy meeting folks so we like to be around as we can. And we're always happy to offer tips on things to do and places to check out (especially food, a favorite of ours).

East Atlanta Village is a strong and diverse local community; people who live here really love it. The center is an intersection two blocks from our house that has an assortment of bars, restaurants, and retail. Some standouts:

Global Grub Collective - a small international food hall (named to Creative Loafing's Best of 2016), this is also where our gelato stall is

Argosy - good food, extensive drink selection, trendy atmosphere

Holy Taco - slow service, good food.

The Earl - bar in front, music venue in back. They get a great selection of both local and touring acts.

The Basement - different themed dance parties every weekend; my favorite is "Keep on Movin" which is 50s and 60s rock & soul music

Car or ride-sharing options are easiest, but there are bus stops nearby that connect to downtown, Inman Park, and elsewhere. I also often bike.

There is off-street parking available at our house and plenty within walking distance. We do have a home office and generally work from home, including 1-2 employees who come over and work out of here.

We try to keep a shoeless house, so please remove your shoes when you enter.

PLEASE NOTE THAT THE \$75 NIGHTLY RATE IS FOR EACH OF OUR TWO ROOMS.

If you require both rooms (for 3-4 guests or if 2 guests require separate rooms), the nightly rate is \$150. So if you would like to book both rooms, please make an enquiry, not a reservation, so that we can adjust the rate before you make the reservation

Come stay in our beautiful and spacious 3 storey modern townhome! Both the bedrooms feature comfortable queen sized beds and share a separate, private bathroom. The main level includes a gourmet kitchen with stainless steel appliances and granite counter tops, formal dining room which seats 10 people, half bathroom, huge living room with fireplace and an elevated patio (large grill may also be used) for outside entertaining. Office on lower level may be used for business or personal use, if privacy is required.

Room rates and occupancy:

ONE BEDROOM

1 or 2 guests (+ small child under 3)

Nightly \$75

Weekly \$450

BOTH BEDROOMS

2 - 4 guests

Nightly \$150

Weekly \$900

If you plan you use both rooms, we will go into the calendar and adjust the rates as noted above, before you make the reservation.

If we are not in town, the whole town-house, which would include our master bedroom with an en-suite bathroom, may be available, at a separately agreed upon rate. Please check with us.

We are located east of Atlanta, approximately 3 ml / 5 km from downtown and its many attractions: The Georgia Aquarium, The World of Coca-Cola, CNN Center, Martin Luther King Center and Centennial Olympic Park. We are also close to Grant Park, Zoo Atlanta and the Cyclorama. For sports fans and convention goers, we are close to (Atlanta Braves), Philips Arena (Home of the Atlanta Hawks and Atlanta Dream women basketball teams), Georgia Dome (Home of the Atlanta Falcons), the Georgia World Congress Center and The Atlanta Apparel Mart. We are also only 1 ml / 2 km from East Atlanta Village and 2 ml / 3 km from Little 5 Points.

Our townhome is in the award winning Glenwood Park (a new live/work/play and environmentally friendly community. Within the community, we have parks, restaurants, shops, boutiques, bocce ball court, doggie park and community garden. The Jr, Olympic size pool with small fitness center can be made available for guest use.

Bus transportation (MARTA) is available within a few steps of our front door with

direct service to Atlanta's downtown area (Five Points MARTA Station). If you are driving from downtown, it is easily accessible by interstate (I-20), approximately 5 minutes or less. If you rent a car, free parking is available on the street outside.

What makes our place and your experience in our home unique? We enjoy meeting and hosting people, are very familiar with Atlanta and the surrounding areas and are very easy going, professional people. We are well travelled and understand the need for clean comfort and convenience. We will go above and beyond in an attempt to make your stay as pleasant as possible.

We look forward to welcoming you to our home!

Derek & Leon

Guests will have access to most areas of house based on needs. We ask that you respect the privacy of our bedroom and bathroom unless the whole house is being rented.

Interaction with guests varies depends entirely upon you! Our experiences with many previous guests have included conversation over breakfast, providing information on things to do in the Atlanta area, providing transportation assistance, wine and conversation in the evenings, assistance with tickets to the World of Coke Museum. Our neighborhood is a Live/Work/Play community which is a concept that is designed to create people interaction. Within the neighborhood there are great restaurants, boutique shops, park, community pool/gym and many other amenities. Public transportation includes the MARTA (Metro Atlanta Rapid Transit Authority) with easy access to bus and train around the city. A bus stop is very conveniently located right in front of our town-home. From the bus stop in front of our home you can be in center/downtown within 15 mins.

Two night minimum stay.

Perfect for a couple, 1800 square feet 2 BHK apartment, amazing views wood flooring, Luxury, new appliances, and wifi. Walk-able to Atlanta's finest restaurants, easy access to super markets.

Only one room is listed as I live in the other room.

Living+kitchen + Private Room with Pvt bathroom except the master bedroom.

I would love to meet people and i will definitely join them for a cup of coffee or a glass of wine selected from my private wine cellar.

Once you enter your dates and correct number of guests and I will do my best to accommodate you.

If you are having any guests I need to know so that I can add them to your itinerary. Building security is extremely strict so please make sure that I know of any and all guests so that I can add them to the system.

Please note its safe to walk here as there is security 24*7. We also have a nice bar/restaurant that's open till 3 AM (Industry Tavern) which is popular among the locals.

Share walls with the Hyatt, and walking distance to Intercontinental, W Hotel, The Westin, The Marta Station (buckhead station) and Lenox Mall, a walkable friendly neighborhood, restaurants are open till 3 AM.

Marta, Uber and taxis are just around the corner

You are in the heart of Buckhead Atlanta, with 5 star restaurants, Luxury shopping. If you have a car, the building has its own parking lot and the parking is free for visitors.

Please note its safe to walk here as there is security 24*7

Our guest bedroom has a full size bed and is decorated with some of our favorite Athens paraphernalia (we're both former Bulldawgs).

The bathroom (attached to your room) has a full tub/shower and a beautiful, long countertop with plenty of room to spread out make-up, toiletries, hair appliances, etc. There is a desk in the bedroom available as a work/study space, as well as an armchair. For the musical folk, feel free to jam on our keyboard.

There is a luggage rack in the room for your suitcase, and a hook on the closet door with a couple of hangers. We use most of guest bedroom closet for storage, but there is still a rod to hang your clothes should you prefer.

Our kitchen has a Keurig machine, which you are welcome to use in the mornings to make coffee or tea. We also set out a 'breakfast basket' for our guests with dry foods like oatmeal, grits, and granola bars for those on the run.

We have a spare key for guests, so you can come and go as you please!

Guests are welcome to relax in our living room, use our kitchen for basic food prep (or cooking, upon request), and enjoy the patio deck.

Our condo does have an alarm security system, and whether we set it when guests are here depends upon guest preference.

We love to meet new people! If you would like recommendations on the area, we're happy to hang out and provide suggestions. When we are available, we've gone out with travelers we've hosted for a meal or drink. If you're coming to Atlanta with a plan or for business and don't need us, then we'll give you your space.

As we mentioned, we are walking distance to several delicious restaurants, parks, and Atlanta hotspots!

MLK Center (.6 mile)

Krog Street Market (1.0 mi)

Centennial Park/World of Coke/GA Aquarium (1.1 mi)

Fox Theatre (1.2 mi)

Ponce City Market (1.1 mi)

Georgia Dome (1.6 mi)

Bobby Dodd (Georgia Tech) stadium (1.7 mi)

Virginia Highlands (2 miles)

There is also an iconic bridge overlook with a great view of the skyline that is less than half a mile away from our place- Jackson Street Bridge. Every time we go, we find people taking pictures there (including tour buses, engagement photos, etc.).

Midtown and Buckhead are a short drive/ride away, as is the airport.

There are two MARTA rail stations near us (Civic Center & Peachtree Center), each less than a mile/15 minute walk away. A few buses pick up outside our complex as well. Uber and Lyft both pick up here, and given our excellent location, rides are generally inexpensive. Our condo is in a gated community and the complex has plenty of free parking!

We have a miniature dachshund named Pippa (you may spot her in some photos).

She's super affectionate, and will meet you at the door when you arrive. If you have an allergy or aversion to dogs, then we are not the best fit for you- Pippa roams our common space freely.

1 queen bed

1 sofa bed

This is a restored 1915's restored home located in an in town neighborhood near parks, shops and restaurants. It is a somewhat busy neighborhood with side-walked community and conveniently located 1 block from public transportation (Candler Park Marta Station).

One can relax on the porch or deck near my fishpond and gardens. Candler Park just a 10 minute walk away features biking and walking paths, golf course, tennis courts,

play ground and a public pool. Another popular area nearby is the Little five points area.

Home has a little rust and wear but she is 101 now.

Please note: We are across the street from the Marta Rail which does not bother us but if you are a very light sleeper please be aware.

Check in after 3pm, check out 11am. No Check in's after 10PM.

Two friendly dogs live in the house as seen in the photos so guests should be okay with dogs.

Private bedroom is most suitable for one guest since we share a bathroom but would accommodate additional guest for a night or two.

Discounts are listed in pricing, please do not request additional discounts for an extended stay. You may book up to 2 weeks and then we can evaluate an extension.

Shared iron & blow dryer, I keep extra toiletries on hand just ask if needed.

Continental breakfast (coffee,tea, fresh fruits and or bread items) only for limited stays (3 nights and under)

Guests will have a large private bedroom located in the front section of the house and shared use of kitchen (you are more than welcome to use my dishes as long as you clean up after yourself), eating area, living room, bathroom, laundry room, porch, and fenced in backyard with deck and fish pond. The dining room at times serves as my studio -it is tidy but when working can be a little bit of a disarray. I grow fresh herbs during the spring and summer months you are welcome to use. The room is spacious fully furnished with a queen size bed, dresser, desk, 2 chairs, a cabinet, and contemporary art work on the walls. Sheets and towels are included.

I leave a small fan in the room for extra comfort as well as to help buffer any street sounds from nearby and the train that runs by occasionally, solid plaster wall though so home is pretty quiet .

Private bedroom is most suitable for one guest since we share a bathroom.

I live here and will be around the home but will respect your privacy as you do mine.

I often work at home and need solitude and quiet.

There will be a roommate in acting classes who is very helpful and friendly. I'm happy to provide information of activities and attractions to visit.

I have lived in this neighborhood for 16 years and love it. I can easily walk to the 2 parks Iverson Park which has a small playground and soccer field and Candler Park where there are walking trails, bike paths, a golf course, a playground, and tennis courts. There are two festivals held there yearly.

To the rear of our drive way is Mulberry farms which has community gardens, goats and chickens.

There is also a row of quaint shops, fresh air markets and restaurants. Also within walking distance is the hip little area of little 5 points. Down town Atlanta and Decatur are nearby.

There is a cargo train across nearby but it is generally quiet in the home. Light sleepers may want to use earplugs or just run the fan I have provided in the room. The Marta rail system of public transportation is one block away. There is additional street parking and an additional one for the home near the front yard fence to the right of the driveway and one behind the background gated fence-this one more suited for truck type vehicles. There is also parking at the back parking lot of the neighbors building which is a house used for a quiet office space.

I believe in conservation of resources try to live more sustainably:-). I have a compost bin for produce and coffee ground waste at the end of the backyard. Eating areas are provided in the kitchen and dining room, I would

appreciate if you used them. I have had people to eat the wonderful BBQ our neighborhood offers but it's very hard to get out that strong smell. Meat by products should be wrapped and placed in freezer until garbage pick up please. We recycle here as well. Your participation is expected and greatly appreciated. I provide a few recycle bags for shopping in the tall kitchen cabinet by the trashcan. I try to use bio degradable detergents as well. Please remember clean up after yourself in the kitchen and bathroom, carry out your garbage, recycling and compost etc.

Please turn off non essential appliances and lights when not in use and be conscientious of water use as well as recycling (garbage and recycling pick up days are Monday mornings) and composting.

If you are staying for longer than a weekend you will want to provide your own toilet paper, laundry detergent. I provide cleaning before and after your stay, if you require additional cleaning this may be done at an additional fee of \$35.

Summer months please try to use washer and dryer in am or evening hours as to not heat up the home.

Dogs are very friendly and will possibly try to enter your room but listen well with a simple no and go to your place.

You are in walking distance to Regal Cinemas, Restaurants, Festivals (like the BBQ, Bourbon, & Beer Fest), Piedmont Park, Bars, The High Museum, and more! A free shuttle can take you there. You also get a free MARTA transit card with your stay! When you enter the space, feel free to enjoy the Welcome Snacks after your long trip. Chocolate, Starbucks, Coca Cola and more is there for you!

Reminder: Check-in time is very flexible on the weekends- whatever works best for you I can adjust to meet your needs. But if you arrive during the week please keep in mind you must adhere to the check-in rule of checking in by 7PM.

This apartment is within walking distance to the movies, boutiques, top Atlanta festivals (BBQ Fest, Shamrock Fest, Bourbon and Beer Fest, etc), Piedmont Park, restaurants, Target, Publix, spas, the Arts District and bars! You can do it all from your cozy stay. Don't feel like walking? Take the free shuttle to get around that comes directly to the apartment entrance. The apartment has a 24/7 gym, enclosed pool (which the apartment faces in a courtyard view), business center with print facilities, mini-dog park, picnic area and grill area.

Fresh towels, sheets, and basic toiletries are provided as well.

You will have access to your own, large private bathroom and a full bedroom room.

You will have access to a shared living room and kitchen. To accommodate more than two people, another guest may sleep on the Moroccan Day Bed.

I will rarely interact with guests, but I'm very friendly!

What is there not to love about Atlantic Station. You are accessible and in walking distance to The High Museum of Art, MODA, Regal Cinema, Restaurants, luxury and affordable boutiques, Bars, festivals and the park!

Art Center Train Station is within walking distance, and a free shuttle arrives at the apartment complex to take you around Atlantic Station or to Art Center Train Station. It is very public transit friendly and you will be given a free transit card upon arriving.

With your stay, you will get a Perks&Discounts card. Enjoy perks like 10% off select restaurants in Atlantic Station and \$30.00 off a Zifty Reservation! You will also be given a free transit card to get around town (MARTA card). You may NOT may a

physical copy of the card or key, doing either will result in you being fined HEAVILY. And yes, I will be notified if either is done.

2 queen beds, 1 couch

The space includes two bedrooms, a private Jack'n Jill bathroom and a family room. In the private family room there is cable T.V., wireless internet, exercise equipment (Total Gym), microwave oven, portable convection oven, small refrigerator, toaster, tea pot and coffee maker for your personal use. A continental, complimentary breakfast will be provided each morning of your stay. There are great outdoor amenities as well; a heated in-ground pool, and a covered, screened- in gazebo with a wood-burning fireplace is available for your use. The pool is open from May 1st through September 30th. There is a private Jack n Jill full bathroom for your use, with two separate vanities.

Guest will have access to the entire upstairs suite of the house that includes two bedrooms, a family room and private bathroom . They will also have access to the backyard deck, gazebo, patio decking and heated pool. You will be able to come and go as you please. The space is very private.

Interaction with guests will be minimum but cordial. Your space is very private. You will barely know we are in the house unless you need something. Actually we are rarely home until late at night.

The neighborhood is a quiet, sub-division. Our house is on a some-what secluded wooded lot.

We are close to major malls, restaurants, interstate highways, the airport and downtown Atlanta. The community is great for taking a walk or run.

There is public transportation about four blocks away. (1/2 mile to bus stop) Bus will take you to the MARTA (train). The train goes directly into Downtown Atlanta. Uber is also available.

For longer stays the host will negotiate rates.

If your stay is for more than two weeks the host will negotiate the rate.

Perched in the heart of downtown Atlanta's popular Old Fourth Ward our home is a bright, sunny and whimsical Victorian Style house with a beautiful rocking chair front porch. On the outside it's Victorian but on the inside it is all art. It's warm, welcoming and laid back.

In addition to your room and bathroom, feel free to use the kitchen, living room, dining room, laundry room and porch.

Readily available for questions. Invitation to visit our glassblowing studio and receive one free hand blown glass tumbler as our welcome gift.

We are in a shockingly cool, fun and historic location. A 10 minute walk to the Atlanta Beltline, Old Fourth Ward Park, Edgewood Ave. party scene, the award Winning Highland Bakery, Ponce City Market, Krog Street Market and the Martin Luther King Jr. National Park . Foodies will be in heaven because we are walkable to at least 20 well reviewed restaurants, many by Celebrity Chefs.

It gets even better because we are also only a 10 minute drive to Centennial Olympic Park, Phillips Arena, the CNN Center, the Georgia dome and the Atlanta Braves Stadium.

We are 20 minutes from the Hartsfield Jackson Airport. Marta and the Atlanta Street car are easily accessible and if you request Uber or Lyft they have a typical 3 minute arrival time. If you drive we have on street parking.

We are a Reggae loving glassblowing happy tribe. Two parents, one son, two very sweet large dogs and two chickens. We are a creative, free thinking family with lots of friends. You will be welcomed into that a much or as little as you'd like.

This charming, historic bungalow is located in the up and coming inner city neighborhood of Capitol View/Sylvan Hills (also known affectionately by local musical artists such as Outkast - S.W.A.T.S., just a 3 minute walk to Marta (Oakland City Station, 3 stops south of downtown). Driving? We are just 15 minutes north of the airport and 5 minutes south of downtown. Also super convenient to I-75/I-85 and I-20. Relax and recharge in this well appointed private room with a super comfortable bed dressed in quality cotton linens, spa robe and slippers. Guests enjoy the convenience of having their very own vanity pedestal sink in each of the private bedrooms, while the main bathrooms are shared. Free parking, wifi, and laundry are always available to guests. The combination of high ceilings, spacious airy rooms, original architectural details, clean modern designs mixed with antiques, hand crafted items, natural elements, and hardwood floors. I am easy going, really enjoy hosting and just want every guest to have the best experience possible. There are 3 large, sweet, clean and extremely cute and friendly dogs and charming young gentleman named Forrest that help me co-host. I have a few houses that I spend my time between, so when booking, you will be staying at one of them, all have the same general amenities and decor.

Neighborhood is strictly residential, so you won't find any shops or cafes within walking distance, but to hop on Marta is so convenient. We do have a great Jamaican restaurant JamRock, that delivers (usually) and also yummy pizza from Bakari's free WIFI, backyard with horseshoes, grill, hammock, veggie and herb garden, dogs for walking, 2 bikes, and nice kitchen. Free street parking all the time.

Have lived in the neighborhood since 1999. Love how undeveloped it is. No traffic jams, no one is in a hurry, people take time to say hello and chat for a bit. It's old school, dirty south, although gentrification is surely inevitable :(since it's so close to downtown/MARTA/airport/highways, and the housing stock is desirable, comprised of mainly Craftsman Bungalows built in the 20's and 30's. Locals are super friendly and have so much love in their hearts, even though most live a very hard life, just struggling to make ends meet. Folks are just keepin it real around here, SO opposite of the upscale areas like Buckhead.

From the Oakland City Marta Station, exit the Lee St side. Walk through the bus area and out the pedestrian gate. Cross over Lee St, and you will find yourself walking east on Dill Ave. Our house is the first on the left, should be a few cars, maybe an old Ford pick up, a very old yellow Mercedes.

Private bedroom, private bath available in amazing art deco building, circa the Roaring Twenties, listed on the National Historic Register. Features spectacular city views, 24-hour concierge, rooftop terrace, clubhouse & gym. Restaurants, galleries, stadiums, music venues, parks, attractions... ALL WITHIN WALKING DISTANCE.

FRIENDLY REMINDER:

Just as you are unlikely to welcome a masked stranger into your home, I'm not, either. PLEASE post a PHOTO, describe yourself and complete the ID VERIFICATION in your Airbnb profile, just as I have done with mine. I've made every effort to provide YOU with comfort & peace of mind. Please return the favor.

Hi. You are renting 1 private bedroom + 1 private bath in my fully furnished, luxury 2BR/2BA high rise condo on Peachtree Street, in Downtown, Atlanta.

I travel frequently so it's likely that, with the exception of my room, you'll have the entire place to yourself.

This quiet, spacious, luxury unit, high above Peachtree Street, features hardwood floors, 10' ceilings, kitchen (with modern appliances), a washer & dryer, and high-speed WiFi Internet.

Your clean, stylish bedroom has an impossibly comfortable queen bed with a pillow-top mattress, walk-in closet, a private bathroom and stunning downtown views.

PLEASE NOTE: Due to the regrettable fact that my time on Earth is FINITE and there's so much to see & do in the balance of my remaining days, I do not own a TV... HOWEVER comma my building is across the street from the Atlanta Library which, incidentally, is a stunning example of Bauhaus architecture, designed by the 20th century master of Modernism, Marcel Breuer.

LODGING: in addition to a private bedroom with private bath, guests will have full access to everything except my room. This includes the kitchen, den, dining area, as well as the washer, dryer, iron & ironing board.

PARKING: In downtown Atlanta, a car is a liability, however, downtown parking IS available, though never cheap. Lyft, Uber and MARTA are your most efficient, convenient & economical transportation options.

Guests will also receive a wireless remote key fob, granting them access to the building, the unit and all of the building amenities. These amenities include a 24-hour fitness center, rooftop terrace + clubhouse, and a 24-hour lobby concierge.

I'm rarely home and, when I am, I'm probably at my desk, designing world-class architecture, solving differential equations, writing papers on quantum physics, or fabricating delusions, however, I'm VERY FRIENDLY, so feel free to ask me any questions, any time. If I seem busy, I always have time for you.

Where do I even begin? I've lived in LA, San Diego, Seattle, Denver, San Francisco, Phoenix, Birmingham & Austin. Despite it's imperfections (traffic), Atlanta is an amazing, world-class city. But, in all candor, Downtown/Midtown is the jewel of the nation.

Shopping? Museums? Restaurants? EVERYTHING is in walking distance. Here are just a few highlights, all within 1 MILE:

GROCERY & CONVENIENCE:

Publix, CVS Pharmacy, Starbucks, The Wine Shoe Tasting Room, FedEx, etc.

MUSEUMS & ATTRACTIONS:

State Capitol Building, The Georgia Aquarium, CNN Center(studio tours,), Centennial Olympic Park, The Georgia World Congress Center, The Georgia Dome, Phillips Arena, Woodruff Park, SkyView Atlanta Ferris Wheel, College Football Hall of Fame, World of Coca-Cola, Children's Museum of Atlanta, National Center for Civil and Human Rights, The Carter Library, Martin Luther King Jr. National Historic Site, Rialto Center for the Performing Arts, The Tabernacle, Georgia State University

MUST-SEE ARCHITECTURE:

Fulton County Library (Marcel Breuer), Asa Candler Building (Murphy & Stewart), 191 Peachtree Tower (Phillip Johnson), Westin Peachtree (John Portman), Mariott Marquis (John Portman), The Fox Theater (Olivier Vinour), William Oliver Building (Francis Palmer Smith), Flatiron Building (built in 1897, 5 years before the famous Flatiron Building in New York),

DINING:

The Sundial (Westin Peachtree), Ruth's Chris Steakhouse, Atlanta Grill (Ritz Carlton), Ray's in the City, Pacific Rim Bistro, Ted's Montana Grill, Sweet Georgia's Juke Joint, Fire of Brazil, Alma Cocina, Nikolai's Roof, Paschal's Restaurant,

Grindhouse Killer Burgers, Trader Vic's, Hudson Grille, Landmark Diner, Legal Seafoods, Stats, Hard Rock Cafe and, of course, McDonald's.

SHOPPING:

The Mall at Peachtree Center, AmericasMart, many more street-level shops & boutiques. Too much to include here, but I have a full list waiting for you at the condo...

Additionally, the following are easily accessible via MARTA rail:

The High Museum of Art, The Atlanta Symphony, The Fox Theatre, MODA Museum Of Design Atlanta, The Margaret Mitchell House, The Federal Reserve Museum...

NO HASSLES. From the airport, you can ride the MARTA rail right to my front door. NO NEED FOR A CAR. With the 5 Points MARTA station one block away, you have easy access to the airport, Buckhead, Midtown, Perimeter, Virginia Highlands, Little 5 Points & anywhere else that matters.

In addition, everything you could possibly need is within walking distance: grocery, pharmacy, shopping, dining, Starbucks, salons, spas, museums, sports, attractions...

EVERYTHING

The average raindrop falls at 7 miles per hour.

The total number of steps in the Eiffel Tower is 1665.

Squirrels forget where they hide up to 50% of their nuts.

1 queen bed

One private bedroom with queen bed with clean linens. It's a shared bathroom. You have access to all living accommodations in the house, less and except my bedroom. I have a trained Australian Shepherd in my room when guest visit and my boyfriend and I live together.

Awesome location in the heart of the city, Midtown! Close to everything. Walk anywhere you like - restaurants, movies, pubs, boutiques, festivals, the park. It's such an amazing location!!! MARTA (10 blocks to subway, 3 blocks to bus) UBER, LYFT, and Taxi's. Plenty of delivery restaurants to order food.

You have access to all living accommodations in the house, less and except the hosts bedroom. My boyfriend and I live in the condo with our Aussie Shepherd.

Based on whether I am in town or not. My boyfriend and I work 7:30-5:30pm M-F.

We are home in the evenings except we go to the gym together and keep the dog in our bedroom.

Awesome location in the heart of the city, Midtown! Close to everything. Walk anywhere you like - restaurants, movies, pubs, boutiques, festivals, the park. It's such an amazing location!!! I have an Australian Shepherd and my boyfriend and I live in the other room.

On-street parking in front of the condo building. MARTA (10 blocks to subway, 3 blocks to bus) UBER, LYFT, and Taxi's. Plenty of delivery restaurants to order food. Call if you need anything. Read the house rules. Otherwise, have a wonderful time in Atlanta! Have an Australian Shepherd in my bedroom.

1 queen bed

1 sofa bed

A private suite within a large Folk-Victorian house built in the early 1900's. The space is well separated from front to back and upstairs. You will have the front right two rooms to yourself including the entrance hallway (800 sq ft) along with a private keyless entry front door. The first room is your sitting room with TV, microwave, refrigerator, single pull out for additional guest if needed, and coffee maker. The

second room is the master bedroom and bath with TV and a desk to work from. You will also have private use of the front porch during your stay. The fireplaces in both rooms are decorative only.

We stay in a separate part of the house and mostly upstairs with our own entry from the rear of the property.

Our property is located on a quiet one-way street. Parking is on the street with your own private entrance through the keyless entry front door. Spacious sitting room and master bedroom with bath, including the entrance hallway. 800 sq. ft. of living area plus the entire front porch.

I will be happy to accommodate guests with any suggestions or requests to make the stay a comfortable, enjoyable experience. I can be as interactive or as invisible as you wish.

Grant Park is the oldest city park in Atlanta as well as the Victorian neighborhood around it. It includes the park and also Oakland cemetery where Margaret Mitchell and Bobby Jones are buried along with former governors and Civil War heroes. Grant Park is on the National Register of Historic Places and is also the home of Zoo Atlanta.

We are located within walking distance of several restaurants and attractions. The MLK Marta rail station is located 1.5 miles from our property and we are no more than a 10 minute cab, Lyft, or Uber ride from Philips Arena, Centennial Park, The Georgia Dome, the Aquarium, Coca-Cola museum, AmericasMart and many other in town attractions.

Easily accessible to area neighborhoods as well. These include: Inman Park, Virginia Highlands and Little Five Points to name a few... Downtown Atlanta, Georgia State University and Georgia Tech also are very close by.

The mail does get delivered through the front door slot so if you come in and see mail on the floor just put it on the chest in the hallway and we'll get it later.

We have one private bedroom available for up to two people in easily one of the best neighborhoods inside the perimeter! Our condo is situated right between Little 5 Points and Candler Park. You will be about a 9 minute walk to award-winning restaurants, shopping, bars, coffee shops, live entertainment, dry cleaning, convenience/liquor stores, Candler Park, Freedom Park, the Beltline and more.

Emory University is also close by - about 2 miles away in Decatur.

Our condo is a corner unit on the top floor of our building. We have a full kitchen, living room, office/dining area, outdoor patio, and bathroom you are completely free to use at any time. You are welcome to use the kitchen and fridge for meal prep/storage if you desire. Most importantly, we always make sure the space is super clean and clutter-free for our guests.

For those interested in outdoor activities, we are half a block away from Freedom Park and Beltline biking/running trails that run throughout Atlanta. We are across the street from free tennis and basketball courts. Our complex also has a large outdoor common area with picnic tables, community grill, and fire pit that you are welcome to enjoy.

We do have one small well-behaved dog named Ellie (and at times we may temporarily have a second small foster). We keep her crated when we are not home so she won't get in your way. Unless of course you want to play with her! She is very quiet at night and sleeps with us in our room.

Guests have total access to the condo except for our bedroom. As far as getting in, we are usually home in the evenings on weeknights and on the weekends to welcome guests and show them around. If not, you can gain access through a lock box.

Free street parking is always available right outside of our unit on the main road. We are out and about quite a bit with work and school, but when we are home we are always available for giving guests suggestions of places to eat, visit, etc. We will provide our cell numbers and email when we are out in case you need anything at all. We will be present during your stay, so there will be some interaction but we are a quiet couple who can stay out of your way if desired. We always make an effort to be conscious of making your stay the best it can be for you based on your individual needs.

Little Five Points is Atlanta's funky, alternative creative district home to a variety of local shops, artists, musicians, organic grocery, coffee shops, award-winning restaurants, bars, live entertainment, and more. Located in L5P is the Vortex, which ranks 30th on the nation's list of 101 Best Burgers in America. The Porter Beer Bar, another nationally-ranked restaurant, is a must for visitors. Little Five Points has been described as Atlanta's answer to Haight-Ashbury, a melting pot of sub-cultures, and the Bohemian center of the Southern United States.

For those interested in Atlanta nightlife and tourist spots, we are a 7 minute, \$6 Uber/Lyft ride away from some of the more popular bar/dance clubs and less than 10 minutes away from downtown and Midtown.

Basically, we're in one of the best Atlanta spots for visitors and locals alike... not that I'm biased or anything! :)

The Edgewood/Candler Park MARTA is less than 3/4 of a mile from our location. We are happy to pick you up from the train station as long as we are available.

Free street parking is always available right outside of our unit. Lyft and Uber are always in the area as well.

Be aware that most people in Atlanta primarily get around by way of car because Atlanta's public transportation is not as developed as other major U.S. cities. The good news is that we are walking distance to almost anything you will need!

We are animal lovers and have seven years of fostering and pet-sitting experience, so we are happy to accommodate your furry family members. Please message us about your pet if you have any questions or concerns.

1 queen bed

Private Guest suite is upstairs level of house. (100% privacy as you will be the only guest staying with us). Room has Queen bed, desk & chair, Wifi, ceiling fan, 2 closets, TV (with HBO/Netflix), Blu-ray player, & chest of drawers. Full bathroom attached to guest bedroom. Guest bedroom has backyard view of creek, bridge, & trees.

Plenty of towels, shampoo/conditioner, & other toiletries provided. Hair dryer, iron & board, hangers in guest suite. Snacks & bottled water provided in guest bedroom. House has central heat & air, you are welcome to adjust thermostat. Kitchen stocked with yogurt, fruit, juice, soda, bottled water, coffee & tea (with cream/sugar) for you to brew.

Professional housekeepers arrive every other Thursday, they use only eco-friendly cleaning solutions. Pet-free. No cat/dog hair to worry about. We like a clean house as we are allergic to pollen & pet dander.

Guest have full access to the house except for our bedroom, our bath, & our office.

Living Room: HBO/Netflix/Basic cable/Xbox for you to use

Dining Room: Seats up to 4

Kitchen: welcome to make a meal

New Washer & Dryer: detergent, fabric softener & bleach provided

Sunroom: Enjoy covered patio & deck with gas grill

Smart keyless electronic code entry: each guest assigned a unique code, you will receive your code at least 1 or 2 days before your arrival (text/email thru airbnb). Check-in anytime (24-hour access), just let us know in advance if you can to prepare for your arrival. No need to wait on us for keys or for us to be around the house to let you in.

Parking for guests on quiet residential well-lighted street right in front of the house so you can come & go anytime you like (property has 2 lots, so plenty of room). Feel free to use driveway to unload/load. Monthly extended stay guests have option of parking in the garage.

We live in the home (our suite is downstairs) & can provide local information, just ask. You can have as much privacy as you wish. Offering you professional service & complete privacy is our goal.

Retired & professionals neighborhood. A lot of old trees, a winding creek and our street has very little traffic. Very common to see walkers or joggers running in the neighborhood (sidewalk along both sides of the residential street).

Uber drivers a few minutes away available anytime. Use promo code: w97lx for 1st ride free (up to \$20).

For your comfort, entire house is on water filter system. Refrigerator has water filter. Bottled water available in your room & kitchen.

Professional HouseKeeper Cleaning Schedule:

Less than a week stay: entire house, including your room/bath will be cleaned after your departure (all linens will be refresh, including pillows & comforter). -More than a week stay: cleaning every other Thursday by professional house keepers. They use non-toxic, eco-friendly cleaning solutions.

This room in a newly renovated, modern, green home overlooks the beaver ponds and rolling hills of Candler Park Golf Course. It's perched over a safe and quiet street popular among strollers and joggers.

The room contains a comfortable queen-sized bed, a work station, wi-fi, plenty of closet space, its own state-of-the-art, mini-split AC/heat, and other basic comforts. Plus there are lots of windows offering a magnificent view The bathroom down the hall will be shared with our neat and respectful son.

The natural setting contrasts with a convenient location in one of Atlanta's most desirable intown neighborhoods: We're right between Emory University, Decatur and Little 5 Points. We're less than a mile from the Edgewood-Candler Park MARTA rapid rail station and three miles from downtown and Midtown.

Closer by, the Candler Park retail district's shops and restaurants are three short blocks away, and the recreational amenities of the park itself are even closer. Perhaps best of all, the Freedom Park PATH ends just down the street -- leading by a short walk or bike ride to the Carter Center, the Martin Luther King Jr. National Historic Site and the Beltline.

Come and go as you wish via a code that we'll provide when you check-in.

The bathroom down the hallway from your private room. It's shared with one other (tidy) person.

You're also welcome to relax in our beautiful living room, or on the front porch, with stellar views of strollers, the golf course and wetlands. You may also wish to stroll along the nature path to our backyard refuge.

You're welcome to store food in the kitchen refrigerator.

Typically, we're around and available, but please know that we'll respect your privacy as well.

One of Atlanta's most treasured intown neighborhoods, Candler Park is built around

an 85-acre park of the same name. The park itself features a playground, a playing field, a basketball court, tennis courts, a swimming pool, a nine-hole golf course and -- just across from our house -- a wetlands area/beaver pond. Legend has it that Coca-Cola magnate Asa Candler built the golf course for his daughter because she wasn't allowed to play at the males-only Druid Hills Country Club.

Most houses in Candler Park were small bungalows, built in the first third of the 20th century. As the location became more and more desirable, many have been renovated or rebuilt.

At or near the neighborhood's borders sit Fernbank Natural History Museum (a short walk from our house), the funky Little Five Points arts and music district, the Carter Center, and Edgewood Retail District (which includes national retail stores).

We're less than a mile from the Edgewood-Candler Park MARTA rapid rail station, with short rides to both downtown and Decatur.

Frequent bus service leads down Ponce de Leon Ave. to Ponce City Market, the Beltline and Midtown.

The Freedom Park PATH ends just down our street. This multi-use trail connects to the Carter Center, the Martin Luther King Jr. National Historic Site, and the Atlanta Beltline. It links to a network of greenways that connect to sites across the city.

There's always an on-street parking space right in front of the house. We can free up space in the garage space for \$9 a night.

One of us (Silvia) is highly trained gourmet chef. If you wish to dine in and be truly pampered, please let us know at least two weeks in advance and we should be able to accommodate you with a special dining experience.

The other (Ken) is the former editor of Atlanta's alternative newsweekly. If desired, he'll help you find the best of what this sprawling metro area has to offer.

Unique, one of a kind, 4th floor penthouse. Originally a bank. Beautiful and comfortable now as shown in pictures. Still, it is forever a work in progress. SORRY - NO ELEVATOR! Guest bath has Jacuzzi tub! 8 miles South of Atlanta.

Private room in 3 bedroom 2 bathroom 2000 ft penthouse on 4th floor. I live in 1 bedroom, Guests have the other two. Queen size bed. Shared guest bathroom. Space is self service.

SUSTAINABILITY: We pride ourselves on a number of environmentally friendly features at the Tower!! To save energy and water see our reflective curtains, blinds, programmable thermostat, high efficiency HVAC system, low flow shower head, LED and fluorescent light bulbs!!

Kitchen is stocked with coffee maker, dishes, utensils, and basic cookware. Bathroom is stocked with towels, soap, shampoo, etc. Enjoy the open floor plan of the living room, dining room, kitchen, and work space.

Free wireless access to internet.

Drop off things as early as 8 am. This is a self service space. Access space 24/7. Use key box with combination code to access penthouse. Internet instructions and helpful information is provided in guest book. Just make yourself at home!

I live here and I have a full time job, so this is a self service space 24/7. I am typically around on-site evenings and weekends. Or, I am available via text messaging as needed. Just make yourself at home!!

8 Miles South of Atlanta!!!

We are in a quiet, safe, diverse, inclusive small town 8 miles South of the big city of Atlanta!! The Tower is in the heart of Downtown East Point with multiple places to eat, drink, and shop just steps away!! Enjoy Oz Pizza, Lov'n it Live, Thumbs Up, Debbie's Delights, Q's Southern, and much much more!!!

Shopping includes Trendsetters, Jah World Trading Company, Flower Cottage on Main, and more!

Check out my Guidebook which shows the many things within easy reach of East Point Tower!!

FREE PARKING in public parking lot just across the street behind the fire department!!! Or, FREE PARKING in the diagonal parking across the street from the Tower at the intersection where you can see City Hall with the BIG WHITE COLUMNS and the Tower!!! By the "Save the Earth" paintings in the window. See photos of Public Parking in my listing.

Walkers wanted!! Quiet Small Town 8 miles South of Atlanta!!! The MARTA train station - just 1 short block from East Point Tower gives you easy access to downtown Atlanta and the entire MARTA train system which goes both North South and East West crisscrossing Atlanta. Or, if you are driving, we are very close to I, downtown Atlanta, and the airport.

FREE PARKING in public parking lot just across the street behind the fire department!!! Or, across the street from the Tower at the intersection where you can see City Hall and the Tower!!! See the "Save the Planet" brightly colored paintings the in the window and you'll know you are there!

Sorry, there is NO ELEVATOR in the building, please be prepared to expend a brief bit of energy on the steps to the penthouse. Stairwells are well lit and wide with sturdy handrails - typical of a well built 60's structure!!

The view and space are worth it!!!!

I have 1 cat, but keep him in my bedroom.

No car needed, walk 2 blocks east from Oakland City Marta Station. 3 stops south from downtown/4 stops north from Airport. One of 5 private rooms on main level of beautiful 1920's brick bungalow. Crash pads on lower level. Many shared kitchens/baths.

Very Convenient Location - Steps from Metro Stop (Oakland City Marta Station), located near downtown(3 stops south of five points station), super easy commute to Airport(4 stops north of airport). Capitol View is a residential neighborhood (no cafes, restaurants, shops, etc, other than the quickie mart up the street), with a bohemian mixed with inner city vibe. Transitional neighborhood with lots of urban pioneering going on.

5 bedroom brick 1920's brick bungalow with creative, stylish decor, classic vintage details, spacious rooms, and nice big kitchen available for guests to use.

Each room has an en-suite vanity sink with mirror, desk, and closet. Linens, towels, and robe provided

3 full bathrooms are shared by guests. We live downstairs in the in-law suite and have our own bathrooms.

Easy going hosts that are helpful and want guests to feel like they are staying with family or friends. Guests are usually very considerate and interesting to chat with.

3 very sweet, clean, and loving dogs(Mayfield, Pepita, and Veruca) who co-host.

When upstairs, hey are only allowed in the kitchen.

Social atmosphere, but also peaceful, calm and tranquil.

No TVs here, only music.

Free WIFI, Parking, and laundry facilities.

Very fresh and clean. Quality cotton linens and bedding.

This is one of 3 properties in the same neighborhood that I host guests in, with similar decor and amenities. If coming on Marta, let us know, so we can pick you up

at the station. We very much look forward to hosting you and want to make your stay here in Atlanta the best it can be! Tracy and Forrest

Guests have access to full kitchen, herb/veggie garden, horseshoe pit, front porch, all common areas, backyard and patio, grill, and laundry.

This home is set up exclusively for guests. It feels like a boutique bed and breakfast/hotel/hostel. There could be from 2 to 15 other guests staying at the property, between the 5 Private Rooms on the main level and the 5 Crash Pads on the garden level. It's pretty easy to enjoy privacy and keep to yourself or to seek out interaction with us and other guests. It's really up to you as to how much socializing you do.

3 minute walk to Oakland City Station

We have a very strict cancelation policy. please be certain before reserving a room.

1 double bed

You will feel right at home in the bright and airy room overlooking the backyard. The comfortable double bed is dressed in quality cotton linens. The main bathroom is shared.

The kitchen is organic as well as food allergy-friendly and gluten-free. Please just let me know any of your preferences in advance, and I'll do my best to accommodate.

Off-street parking, wi-fi and laundry are always available.

The combination of bright colorful rooms, comfortable seating areas, photography and artwork from around the world and a mixture of modern and antique furniture and hardwood floors makes this the perfect getaway for your business trip or family visit.

Walking distance to MARTA (Oakland City Station, three stops south of downtown and four from Hartsfield Jackson International Airport), a 15 minute drive north of the airport and 5 minutes south of downtown, the house is just off I-75/I-85 and I-20, making it very convenient to pretty much anywhere in and around Atlanta.

Guests will have access for off-street parking, washer & dryer, full kitchen use

I try to be present whenever I have a guest, but I do travel for work sometimes. Since I work from home, I will most likely be here when they are here. One of the things I like most about hosting is that I get to meet new people from around the world, so I like to get to spend some time with each guest.

It is quiet, quaint, close to the airport, all major highways, the MARTA and downtown Atlanta.

MARTA is a 10-minute casual walk from door to door. If you have a car, the house is central to three of Atlanta's major highways. And, the service streets provide easy, convenient access to downtown Atlanta.

Curriculum Vitæ



Laura Gandinelli

29/04/1991 • Nationality: Italian • lauragand@hotmail.it •
Principal Residence: Via Forcello 3, 25124 Brescia (IT)
Study Residence: Michaelerstrasse 11, 1180 Vienna (AT) •
+39 3395736332; +43 6605483882 • Drive licence B •
Skype: lauragandinelli

Academic Studies

- ❖ University of Vienna, Austria (Universität Wien)
10/2015 – 10/2017 Master “English Language and Linguistics”
- ❖ University of Vienna, Austria (Universität Wien)
2011-2015 Bachelor of Arts “English and American Studies”
- ❖ University of Klagenfurt, Austria (Alpen-Adria Universität)
July 2011 Certificate B2 “Deutsch als Fremd- und Zweitsprache”
- ❖ Foreign Languages High School “Veronica Gambara”, Brescia, Italy
July 2010 A levels (Grade: 78/100)

Professional experiences

- ❖ *Intenship*, Little England Bilingual School | Collebeato, Brescia, Italy
September 2016
 - Assisting mother-tongue teachers in organising daily activities
 - Learning the teaching program and the weekly scheduling
 - Supporting with teaching lessons
- ❖ *Intenship*, Federbet AISBL | Millennium Tower, Vienna, Austria
March 2014 – August 2014 e February 2015 – July 2015
 - Translating documents by and for the federation
 - Learning the organisational system of the office
 - Learning internal and external communication systems
 - Learning to assess the validity of a request for affiliation
 - Collaborating for the development of a hardcopy and computer archive
- ❖ *Shop manager*, YO Yogurt | Donauzentrum, Vienna, Austria
August 2012 - August 2013
 - Organizing orders
 - Providing information related to the product
 - Organizing events
- ❖ *Pool attendant and Swimming teacher*, Europa Sporting Club | Brescia, Italia

July 2007 – July 2012

- Medical aid, control and pool support
- Organising courses and courses schedule

❖ *Voluntary work*, MCL Brescia | Brescia, Italia

July 2011 – August 2011 & July 2012 – August 2012

- Children tutor

❖ *Pool attendant and Swimming teacher*, Lido Sassabanek | Brescia, Italia

July 2011 – August 2011

- Medical aid, control and pool support
- Organising courses and courses schedule

❖ *AU-PAIR Girl* | Klagenfurt, Austria

September 2010 – July 2011

- Baby-sitting

Personal skills and competences

❖ *Computer literacy*

- Knowledge of Word, Excel, Powerpoint (Office)
- Use of email

❖ *Languages*

- Italian: Mother tongue
- English: C1 (listening, reading, talking, writing)
- German: C1 (listening, reading, talking, writing)
- Spanish: A2 (listening, reading, talking, writing)

❖ *Social skills and competences*

- Team work, self-discipline, responsibility, punctuality

Hobbies

❖ *Hobbies*

- Sport (Swimming, Skiing, Running)
- Language tandem
- Travelling
- Art exhibitions
- Cooking

❖ *Associations*

- Member of AVIS – Blood donor
- Swimming teacher and pool attendant of FIN (Federazione Italiana Nuoto)
- Member of art exhibitions
- Voluntary work at "MCL" (Movimento Cristiano Lavoratori)